



Springcreek HOA Board Meeting Minutes

Date: October 20, 2025

Time: 6:00 PM

Location: Derby Public Library – Community Room

Facilitator: Tara Parker

Note-Taker: Crystal Dawson

I. Attendance

Present:

- Tara Parker – President
- Bill Priebe – Vice President
- Steve Shook – Vice President
- Darla Wigart – Treasurer
- Gaylen Pape – Member at Large
- Brad Oetting – Member at Large
- Brad Smith – Lake Committee / Member at Large
- Michael Worsley – Member at Large
- Crystal Dawson – Secretary / Social Committee

II. Review of Previous Minutes

- **Previous Minutes:** Annual Meeting minutes from September 22, 2025 were read and reviewed.
- **Corrections/Amendments:** None noted.
- **Approval:** Approved by the board.

III. Agenda Items

1. HOA Website – Communication & Transparency

Discussion:

Concerns were raised regarding the timeliness and transparency of the HOA website. It was suggested that

board contact information, including email addresses, should be posted to improve accessibility. A phone number was also requested to provide an open line of communication for residents.

Decision:

The board will explore obtaining a Google Voice number that can receive calls and texts. One general email will remain active for now, with additional accounts to be considered if needed.

Action Items:

- **Task:** Set up Google Phone Number
- **Assigned to:** Tara Parker
- **Due:** ASAP

2. Financial Status of the HOA

Discussion:

Board members expressed concern over past financial transparency and questioned large expenditures over the last five years.

Decision:

An expenditure report will be presented at the next meeting, including receipts for work completed at the Valley Stream entrance and related electrical projects.

Action Item:

- **Task:** Prepare and present expenditure report with receipts
- **Assigned to:** Tara Parker & Darla Wigart
- **Due:** November HOA Meeting

3. Commons Maintenance & Landscaping

Discussion:

The board reviewed fall cleanup efforts reported complete by High Caliber, but attendees agreed that the results did not meet expectations. Options discussed included organizing a community cleanup and forming a landscaping committee.

Decision:

A fall workday will be scheduled and announced to residents. The board will also seek bids for a new 2026 landscaping contract.

Action Item:

- **Task:** Form landscaping committee and collect bids
- **Assigned to:** All board members and directors
- **Due:** ASAP

4. Covenants & Governing Documents

Discussion:

It was noted that multiple governing documents exist within the HOA, causing confusion and inconsistency.

Decision:

Board members will review and consolidate the documents and determine if a legal review is necessary.

Action Item:

- **Task:** Review governing documents for consolidation and legal input
- **Assigned to:** All board members and directors
- **Due:** ASAP

IV. New Business

Further discussion was held regarding the HOA website and improving communication across the community. The Treasurer stated that not all necessary financial information was not received in time to prepare a full Treasurer's Report for this meeting. As a result, no updates or changes were noted since the prior month's report. A complete report will be provided at the next scheduled meeting. All board members must sign necessary bank paperwork and continue reviewing financial documentation.

V. Next Meeting

- **Date:** November 27, 2025
- **Time:** 6:00 PM
- **Location:** TBD

VI. Adjournment

Meeting adjourned at: 7:18 PM

Minutes prepared by: Crystal Dawson, Secretary