



## 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.

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### 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. Financial reports and account updates were presented; no significant changes were noted since the last 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