

Spring Creek HOA Annual Meeting Minutes

February 11, 2020 7:00 PM at The Library Center

President's Opening: Clint Strong called the meeting to order and opened with a welcome. There were 55 individuals present based on the sign-in sheets, representing 40 different homes.

- **Introductions:** Clint Strong, President; Jim Blaha, Treasurer Elect; Bill Enos, Treasurer; Bill Lile; Tom Altena, and Terry Nigh, the new HOA Manager. Not present was Douglas Pitts, a new board member.
- **Spring Creek Primary Goals/Purposes**
 - To maintain and enhance property values
 - Enforce covenants
 - Maintain architectural integrity of our neighborhood
- **Safety Report:** Officer Priebe of Crime Prevention presented the benefits of a Neighborhood Watch program. It requires a commitment of 20% of the neighborhood participating to attend the one-day training. Clint noted that would require the participation of 59 homes from Spring Creek for us to meet that requirement. Officer Priebe emphasized that some feel they just want the signs. He went on to say "...it is not about the signs; it is about the people..." Indicating it is not about signage it is about people being trained and committed to the program for the program to be effective. A comment from the floor asked about mailbox thieves caught on camera close to her home on the same day someone had entered their garage and rifled through their cars. Officer Priebe presented the importance of reporting any crime, even if an officer is not dispatched. If crimes are committed in the same area and if the police are aware of it, they are often able to connect those crimes to the same individuals. It is also a good idea to register your camera security systems with the police department. If they are aware of cameras in an area where a crime has been committed, those recordings may assist in solving those crimes.
The use of Nextdoor Spring Creek is a good communications device to alert neighbors of suspicious activity.

- **Architectural Committee Report:** Clint reminded everyone that individuals should always remember to get approval on roofing or other structural changes. Comment from the floor questioned the house on Adolphus Ct that had painted the brick. Clint confirmed that the board is aware that the homeowner has violated the covenants.
- **Treasurer Report:** Jim Blaha – Jim referred everyone to the budget handout.
 - 2019 was a good year for the HOA – we made budget.
 - Bank balance as of December 31, 2019, was \$68,345.64. It was noted that a “good business” practice is to have one-year operating expenses in reserve. We are short of that recommendation.
 - 2019 Financial Report and Budget/Actual expenditures – Jim added that for the past few years the dues were only sufficient to cover our operating expenses. 2020 dues were increased by \$40 per household due to our needing to increase the 2020 budget to cover more anticipated maintenance spending. There are several items which make up Site Maintenance and includes tree removal and trimming. With the maturing of our neighborhood, this is a rising cost.
 - Neighborhood Employees: These are our current paid employees: Tom Altena - Neighborhood Landscaping, Tom Conway of Tom's Lawn Maintenance-Lawn, and Terry Nigh - Association Management (Spring Creek HOA manager & Pool Management)
 - Any other financial business or question – questions here were deferred to the below topics
- **Presentation on possible neighborhood updates: Clint Strong**
 - Capital Improvements: **Tennis/Pickleball Courts** – Clint shared several pictures depicting the condition of the east courts. These are the better of the two sets of courts. He shared pictures of what Cooper Estates had accomplished with the restoration of their courts as their setup is very similar to ours. Next, the cost of demolition of the two west courts was looked at. There is a wide variance in the quotes received, so more investigation is needed to determine what to do with the west two courts. Clint presented a proposed special assessment on how to pay for these costs. The assessment would be

- \$150 per household. With 293 homes, this amount be sufficient to cover the cost of the restoration of the east two tennis courts and striping for one court to be used for Pickleball. This would be considered phase 1 of multiple phases to improve our amenities. Communications and voting would be accomplished in a manner similar to the voting for construction of the pool. An explanatory letter will be sent to each home with a return addressed, stamped postcard enclosed on which your vote would be sent to the board.
- The next phase would be determining what to do with the other two courts. Being considered are:
 - Demolition of the west courts and convert to green space.
 - Convert the west courts into basketball courts and convert the existing basketball court into a playground.Final decision would only be made after all cost options can be considered and simple majority vote is again received from the homeowners.
 - Pool Issues: - Security and Reduce unauthorized use
 - The entry gate has been repaired and new key software will be installed. This will require new keys be issued.
 - For a limited time, two guards will be on duty. one as the routine lifeguard and the second as an entry monitor with sign-in sheets.
 - Guests will only be allowed entrance when accompanied by the resident who invited them.
 - Landscaping: Several areas are in need of attention. Tom Altena is looking into what needs attention and what options will best serve us.
 - Main entry on Lakewood. Tom is considering reducing the number of shrubs and converting areas there into grass. Greater visibility of the sign and reduced maintenance.
 - Landscaped area at the intersection of Bellhurst and E. Richmond. It has been proposed to remove the landscaping and convert the area to grass.
 - Brick wall along Bellhurst. This is in need of power washing and replacement of some of the upper layer of bricks.

- **Thanks to Volunteers:** Clint thanked Bill Bailey and his team of volunteers who deliver the Breeze every year.
 - Thanks to the volunteer team: Scott Rhodes, Dennis Ragan, Jackie Muenks, Jerry Plott, Steve Foucart, and Colette Wilbers
- **Good Neighbor Behavior** – Clint discussed several areas that he has noticed or have been brought to the attention of the board.
 - Please pick up your dog’s poop.
 - Clint shared photos of three areas which have been abused with dog owners not picking up their dog’s poop.
 - The park next to the pool.
 - The sidewalk area along Bellhurst up to the intersection of E Richmond.
 - The sidewalk and grassy area along S Bellhurst leading to the cul-de-sac.
 - Leash and control your animals – it’s the law. Have had a report of one dog being attacked by another dog not on a leash.
 - Trash cans should not be left out. Put them out on Sunday night and away on Monday. Away means, not able to be seen from the street.
 - Lawn waste
 - Please do not blow grass clippings or leaves into the street or your neighbors’ yards. Blowing grass and leaves into the street is an offense that could result in a ticket.
 - Properly dispose of sticks and limbs. Do not drop them over a fence, into a common area, or into your neighbor’s yards.
 - If your mailbox light is out, replace the bulb or get it fixed.
 - Drive respectfully. Be a responsible driver and encourage your children to also be responsible and respectful of your neighbors.
 - Report suspicious behavior. You have seen it posted on Nextdoor and Officer Priebe encouraged it in his presentation.

Meeting Adjourned & Door Prizes. We were fortunate to have two door prizes donated by businesses in the area. Thanks to Andy B’s and Houlihan’s for those donations and congratulations to our winners.