

Spring Creek HOA Annual Meeting

February 10, 2023

Schweitzer Brentwood Branch Library, Community Room #100, 2214 S Brentwood Blvd

- Presidents Welcome and Opening – Nick Menke
- Introductions: Nick Menke, President, Clint Strong, David Pomerence, John Starks, Mark Grimm. Absent are Kimberly Myers, Jim Blaha, Treasurer and Martin Johnson.
- Purpose and Goals of the Board
 - Maintain and enhance property values
 - Maintain architectural integrity of the neighborhood
 - Manage and maintain common or shared property
 - Offer desired amenities to develop a sense of community
 - Ensure that the collective rights and interests are respected and preserved
- Current Neighborhood Employees and Contractors
 - HOA Manager – Regina Williams
 - Pool Manager – Tiffany Menke
 - Common Area Lawn Care – Mow Hawks Lawncare (Shepard Amstutz)
 - Web Master/Facebook – Kimberly Myers
- Pool and Pickleball/Tennis Court Protocol
 - One guard on duty at less busy times, two when the pool is historically busier. Monitoring of the pool gate, will be different. When one lifeguard is working, they will not be able to leave their station to let people in. You will need to have your pool card to enter.
 - Sign in sheet at the pool
 - Limited pool access cards and a fee for a replacement cards.
 - Keypad for pickleball/tennis court access
 - Guests are allowed but only with the presence of the homeowner
- Architectural Committee Report
 - Roofing replacement
 - Any updates or modifications that change the appearance of your home
 - Look at our website @ springcreekspringfield.com/poa for a summary of Covenants and Rules
 - Email us @ springcreekpoa@gmail.com for requests PRIOR to beginning any work.
- Safe and Positive Neighborhood
 - Introduce yourself to a new neighbor
 - Simple reminders:
 - Keep your newspapers and mail picked up daily
 - Keep your vehicles locked with no keys or garage door opener in the vehicle.

- Do not have valuables in the vehicle in sight.
 - Keep your garage door closed if you are not able to keep a close eye on
 - Keep your doors locked
 - Keep your trash and recycling cans put away on non-trash days
 - Be respectful, kind and considerate of your neighbors; there is no one better to keep an eye on things when you cannot.
 - SAFELY alert a homeowner if you see suspicious activity or call 911
 - Our PAR Officer is John Van Gorden, he can be reached at jvangorden@springfieldmo.gov 417-864-1140
- Financial Report
 - Significant item = Trash, insurance, utilities, lifeguards, maintenance & lawnmowing
 - Ended the year with \$70,735 in our reserve (bank) account.
 - The fence was not completed until January of 2022, that is why you see a higher amount in reserves in 2021 (\$85,682)
 - 2023 income is projected @ \$161,800: Expenditures are projected at \$154,350
 - Significant increases: Taxes = higher wages for lifeguards, higher taxes; Lifeguards = higher beginning wages, training (certification); Pool Maintenance = A lot of pump issues, most of the summer on 2 pumps (sometimes 1 pump) plumbing issues; Pool Chemicals = doubled in price this past year and using more due to pumps not operating at full capacity; HOA Mgmt = increased to \$13,000; Site Maintenance = fence \$9,900, bridge repair and pool fence repair.

- Annual Dues & Special Assessment Review:

YEAR	ANN ASSESS.	SPECIAL ASSESS	NOTES	% INC in DUES
2023	○ \$550	○ 0	\$350 failed	○ 10%
2022	○ \$500	○ 0	○	○ 6.38%
2021	○ \$470	○ 0	○	○
2020	○ \$470	○ \$150	Pickleball ct	○ 9.30%
2019	○ \$430	○ 0	○	○
2018	○ \$430	○ 0	○	○ 8.59%
2017	○ \$396	○ 0	○	○ 10%
2016	○ \$360	○ \$200	Pool	○
2015	○ \$360	○ \$200	Pool	○
2014	○ \$360	○ \$200	Pool	○
2013	○ \$360	○ \$200	Pool	○
2012	○ \$360	○ \$200	Pool	○
2011	○ \$360	○ 0	○	○
2010	○ \$360	○ 0	○	○
	○	○	○	○

- Special Assessment Survey:
 - 189 residents responded to the survey, 64.29% of total homeowners (294)
 - 118 yes votes or 62.43% of respondents (40.14% of total homeowners)
 - 71 no votes or 37.57% of responses (24.15% of total homeowners)

We are required to have a total of over 51% (majority) of total homeowners to pass a Special Assessment, Assessment Failed. *We would have had to have at least 148 Yes Votes.*
- Special Assessment Survey Comments:
 - 2- We are in a recession
 - 1- Dues are already higher than most, mismanagement?
 - 8- Do not use the amenities, do not see a need.
 - 7- Nearing retirement, widowed, and/or cannot afford
 - 2- Common areas are fine as they are
 - 2- Pool is draining our funds
 - 10- Need more details and/or specifics on costs and plans
 - 2 – Playground
 - 1- Should focus on tennis court, eyesore
 - 1 – do over a 2 year period
- Staying Connected
 - Public Website – SpringcreedSpringfield.com
 - Potential buyers and current resident information hub
 - POA and Board Members
 - Summary of Covenants
 - Community page includes News and Events
 - Frequently Asked Questions
 - Public Facebook page – [SpringcreekSpringfield neighbors](https://www.facebook.com/SpringcreekSpringfieldneighbors)
 - Promotes the neighborhood to potential buyers
 - Advertises our semi-annual garage sale
 - Private Facebook page – Members only, must request to join
 - Up to date contact info including the Directory
 - Neighborhood activities and events
 - Guides: Information on Covenants and access to amenities
 - Members and posts are approved by admin