

# Spring Creek HOA Annual Meeting

March 1, 2021

Evangel Temple Community Room, 3101 S Luster Ave

- **President's Welcome & Opening**
  - Welcome – Special thanks and appreciation to Evangel Temple and Paster Charles Arsenault for hosting our meeting here at the Evangel Temple Community Room.
- **Introductions:**
  - Board Members: Treasurer Jim Blaha, was unable to attend this evening. In attendance: Bill Enos, former Treasurer; Kimberly Myers, Web Master; Whitney Hayden, Cindy Thornhill, David Pomerence, Dee Robinson & Martin Johnson.
  - HOA Manager; Terry Nigh
- **Spring Creek Primary Goals/Purposes**
  - Quick review of the purpose of the goals of the Association: To enhance property values, enforce covenants, and protect the architectural integrity of the Spring Creek property.
- **Architectural Committee Report:**
  - Roofing replacement - Due to the May hail storm there have been numerous needs to replace roofs. Roofing replacements require preapproval by the Architectural Committee. Guidelines are posted to the web page and listed in the covenants. Improvements over the years in the manufacture of shingle materials have made more shingles available. The Architectural Committee will review all requests to ensure the standards are maintained.
  - Other changes to the exterior appearance – Any changes to the exterior structure of property also need to be reviewed by the Architectural Committee.
- **Safety Report:** The PARR Officer for our area is Officer Boomgaarden. He was unable to attend this evening. Officer Mark Priebe, who was at our 2020 Annual meeting, in addition to his discussion of a Neighborhood Watch, encouraged us to report any crime and let the police department know if we had cameras. The cameras will not be controlled or monitored. Footage would be asked for whenever a crime has been committed in an area that may have been captured on a camera.
- **Treasurer Report:**
  - Financial Report - Budget/Actual expenditures – On the reverse side of the agenda is a review of the expenses of 2020 and the budget for 2021.

Discussion about the “reserve”. The amount that is kept and not spent to prepare for unexpected expenses. That amount increased from 2020 by \$12,000 from \$68,000 to \$80,000. The majority of this is attributed to the special assessment. The collection of the special assessment exceeded what was spent in completion of the resurfacing of the tennis court and installation of the four pickleball courts. It was suggested the reserve be listed

- Neighborhood Employees: Tom Conway, our mower for the past several years, retired. Michael Williams, recommended by Tom, is our lawn maintenance for 2021. Terry Nigh - Association Management (Spring Creek HOA manager & Pool Management) & Kimberly Myers – web master. She has redesigned our webpage, created and maintains two Facebook pages, a public Facebook page, and a “members only” Facebook page.
- **Capital Improvement Opportunities:** The Board examined the bids and approved two projects for 2021. Both these projects are expected to be completed prior to Memorial Day.
  - Sealing and striping of park parking lot - The parking lot sealing and striping will cost \$2,400.
  - Fence repair – The fence along the west end of the park adjacent to Charleston is in need of repair. The bid of \$750 was accepted.
  - The other tennis courts – The renovation of the other two courts is under consideration. When the Board has a couple of feasible options and contractor bids, they will be brought to the community for a vote. Funding the project will have to be identified prior to starting the project. Clint asked the group if they would approve another special assessment in the coming year to fund such a project. By a show of hands, the majority of the attendees indicated they would approve. Several on-line attendees indicated they would also approve.
- **Pool Protocol 2021.** Last year was considered a very successful year at the pool. The new pool key and gate system ensured attendance by only authorized members. A two-guard system allowed for a deterrent to unauthorized visitors and enabled us to be compliant with the Green County Health Departments’ (GCHD) requirements for pools during COVID. We will follow the guidance of GCHD this year. Currently the restriction will still limit the attendance and require the periodic cleaning of chairs, tables, bathrooms, and hand rails. All guests, even those who are family members but do not reside in Spring Creek, must be accompanied by a Spring Creek resident at all times while at the pool.
- **Stay Connected** – Kimberly Myers – currently serving as Member at Large on the Board as well as the admin for our website and social media sites.
  - We recently gave our public website a facelift and have added more information that would be helpful for potential buyers looking to buy a home in the

neighborhood as well as current residents. The information you will find on our current website is information about Spring Creek, the Property Owners Association and Board members, annual dues and what the dues pay for, when to pay them and how to pay them. There is a new option to pay using your PayPal account, as well as Summary of our covenants, frequently asked questions and a Community page that provides information about news and events and other information about the neighborhood.

- We have two social media pages on Facebook. The public Facebook page for Spring Creek POA Springfield, MO that is open to the public and would allow us to share information with the community such as information on our annual garage sale or promote the neighborhood for potential buyers. The private Facebook group that is for members only. You must request to join this group and you must ensure that we have your latest contact information so we can easily verify who you are and approve your request to join in a timely manner. Members and posts to this page have to be approved by the admin which is Kimberly and Terry who typically will verify and approve members.
- This private group is used to keep our Spring Creek neighbors informed of neighborhood activities, events and other information related to the Spring Creek Neighborhood. In this group you will find helpful information under the menu option for Guides, it used to be called Units, and there you will find different guides related to our covenants, amenities including information on how to access the pickleball courts and swimming pool, annual meeting minutes, Breeze newsletter as well as our Spring Creek Directory that is only published on this group for members we approve for access.
- Since all posts to this group must be approved, we will only approve posts that share information that we determine is helpful and useful information for the neighborhood, such as about our Property Owners Association, events, announcements from the City of Springfield, Springfield City Utilities or CDC, other helpful tips, community photos, etc. We may also use this group to post polls asking for your feedback or for your vote on important topics or issues. We will not approve posts that are considered spam, posting questions about needing help or answers, finding a lost pet, political posts, or other timely activity in the neighborhood. Those type of posts would be better served posting to the Nextdoor app for the Spring Creek news feed as we cannot guarantee when we will see your posts to be able to approve it so posting them here would not be helpful. You will be able to comment on posts and ask questions on posts that are approved. I've posted new rules to our private group so please be sure to review those rules. If you have a question or concern for an issue you are unable to find the information for on our website or private group, you can use the contact page on our public website at [springcreekspringfield.com](http://springcreekspringfield.com) to submit it there or you can email [springcreekpoa@gmail.com](mailto:springcreekpoa@gmail.com)
- **Be A Good Neighbor** – Being a good neighbor is usually just doing the right thing.
  - Please pick up your dog's poop
  - Leash and control your animals – it's the law
  - Replace your mailbox light when it is out
  - If you see trash along the street, please pick it up

- Drive respectfully of your neighbors and encourage your children to do so as well
- Report suspicious behavior
- Be compliant with the covenants. If in doubt about the covenants, ask us either in person or on-line.
- **New business**
  - Comment from the group about bagging your trash before putting it in the cart helps prevent spilling. If you want to be friendly to the environment, use bio-degradable bags
  - There was a concern about installation of poles for AT&T equipment. The city has advised us that there is a right to install utility equipment on the easement without seeking permission from nearby homeowners or the Association.
  - Discussion about increasing recycle pick up to weekly. Our current contract is every other week. Larger recycle carts are available and can be requested.
  - Door Prizes
    - \$5 at Piccolo in Nixa
    - \$10 at Andy's

### **Meeting Adjourned**

36 in attendance including the Board members

60 checked in on-line