



Spring Creek HOA Annual Meeting

February 8, 2022

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

- President Nick Menke brought the meeting to order and welcomed 36 residents representing 30 homes in Spring Creek. The meeting was also on Facebook Live.
- Introductions: Nick Menke, President, Clint Strong, Bill Enos, Kimberly Myers, Cindy Thornhill, Martin Johnson, David Pomerence, and Jim Blaha, Treasurer (absent).
- Nick Menke reviewed the Purpose and Goals of the Board of Spring Creek.
 - 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, reported by Nick Menke.
 - 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. Tiffany Menke was introduced as our new Pool Manager and gave the report.
 - Two guards on duty so one can monitor the pool gate
 - Sign in sheet at the pool
 - Limited pool access cards and a fee for extra cards
 - Keypad for pickleball/tennis court access.
 - Visitors cannot be given the code and must be accompanied by a homeowner
 - Guests are allowed but only with the presence of the homeowner
- Architectural Committee Report. Regina Williams was introduced as our new HOA Manager and gave the report.
 - Roofing replacement, must be approved by the committee prior to any work being done
 - 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 before beginning any work
- Safe and Positive Neighborhood. Regina Williams reviewed these key points.
 - 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
 - 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
 - Introduction of our PAR Officer: **Welcome Officer John Van Gorden**
- **Officer John Van Gorden** reviewed the neighborhood watch program thru Springfield Police Department. He also spoke about the CPTED training offered. This is Crime Prevention Thru Environmental Design, in relation to lighting, landscaping, etc. to deter criminal behavior. Officer Van Gorden encouraged homeowners to call or email him should you have any concerns or questions. He can be reached at jvangorden@springfieldmo.gov or 417-864-1140.
- Nick Menke introduced Kimberly Myers, Webmaster for Spring Creek HOA to speak about 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](https://www.facebook.com/SpringcreekSpringfield) neighbors
 - 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
- Financial Report was presented by Regina Williams
 - Significant item = Trash, insurance, utilities, lifeguards, maintenance & lawnmowing
 - Ended the year with \$83,534 in our reserve (bank) account
 - 2022 income is projected @ \$147,000: Expenditures are \$150,500 (the fence replacement of \$9,990) planned on having expensed in 2021. We had a surplus of nearly \$8,000 in 2021
 - Significant increases Trash=3%, City Utilities=10%, Lifeguard=8.5%
- Regina Williams then reviewed the repairs and maintenance items that were completed in 2021, these items were at an approximate cost of \$20,000
 - April 2021, parking lot striped and sealed
 - June 2021, pool pumps repaired
 - October 2021, pickleball court maintenance
 - November 2021, landscaping cleanup, trimming, mulch, rock, etc
 - November 2021, signage power washed, light repair
 - December 2021, pool anchors replaced/repared
- Regina also reviewed the cost of the new fence at the common area on Charleston. This was planned for 2021, but due to vendor and supply constraints, it was not completed until January 2022 at a cost of \$9,990.
- Regina then introduced board member Martin Johnson who service on the Park Renovation Committee along with Kimberly Martin. Mr. Johnson reviewed items that are needing repairs/maintenance
 - Bridge repair
 - Fence around the pool (minor post repair)
 - Staining the new fence along Charleston
 - Purchase new umbrellas for the pool
 - Paint/Repair lights around the tennis courts
 - Research potential repairs for water irrigation
 - Renovation of the old tennis courts
- After discussion, Martin introduced Kimberly Martin to discuss Park Renovation Plans or proposal for the old tennis courts.
 - A huge eyesore and in disrepair and it is not utilized as intended.

- Proposal to renovate it to half basketball courts and half a multi-purpose area, which could include hopscotch, four square, tetherball and/or mini court with net.
 - New or possible repair of existing fence and adding a keypad to limit access.
 - Possible cost of this would be \$100,000 with the bids we have so far. At the most we believe it would be at a cost of \$350 per household as an assessment.
 - When we receive more bids and are more certain of costs, we will send out voting cards to homeowners for each home in the neighborhood to vote.
 - We would like to plan a playground in the future (2023?) where the existing basketball courts are now.
- At this time, we took questions from the floor and Facebook Live. The following are some of the questions, opinions, and ideas from the homeowners. Also included were responses from the board and/or committee members. Also included are possibilities that were previously discussed and researched by the committee:
 - The playground is more important to the young kids in the neighborhood
 - How about a vote on do we want a playground in the existing basketball courts now?
 - Putting the playground where the court is now but realizing the base would not be conducive for a playground area and is not well shaded. That would be a waste of an asset.
 - Removing the entire court but realizing that the base of that court is worth about \$250,000 if we were to do build it today, we would hate to lose an asset such as that.
 - Can we just do something, not elaborate. Just swings?
 - Even if we do just something small for a playground, we still must prepare the base for the courts.
 - Can we do phases? Start with something small first.
 - Deal with the eyesore now, which is devaluing our neighborhood and get everything we want just in steps. First the court, then the playground.
 - Please remember that a maintenance issue is one item and new items are another issue.
 - We need a plan on not just adding amenities but maintaining them once they are here. The ongoing cost.
 - Restoring or maintaining what we have needs to be done, that should not be considered a new cost. Do something with the eyesore now.
 - We have heard playground a lot is that we want now? Would you support an assessment to cover that cost now?
 - The Special Assessment this year, does that include the playground?
 - The Special Assessment we are referring to now is to restore or maintain the existing courts and put in a basketball court and multipurpose court.

- The plan for a playground would be in the future.
- Always the same conversation, and the small group of representation. We need a survey sent to the entire neighborhood.
- Surveys take a lot of time. Must send out surveys, get them back, so on. People will get their voice heard, maybe not until voting occurs.
- How many kids do we have in our neighborhood?
- Playground cost would be approximately \$30,000, possibly send out a card with that as an option along with the court renovations.
- Massive playground would not be logical for our neighborhood, i.e., one that takes up the court.
- **Possible misunderstanding in communicating what the board is suggesting. Existing courts: the idea is to keep the base and convert it to a basketball court and multipurpose court. If we tear that out to put in a playground, we have just lost that base, that investment of approximately \$250,000. If we want to do any type of court there, we need to leave it, it is valuable. It is ugly, but it has value.**
- The base needs restoration, that is the main cost. The cost of the lines for the court and the basketball posts are minimal compared to the cost of renovating the court. The remaining money is to repair the fence.
- If the consensus is we want a playground first, could we put a playground in where the existing courts are and kick the can again and leave the ugly courts for next year?
- Show of hands..." Do you think the neighborhood would vote down a \$500 assessment?" *60-40 of a show of hands.*
- If the homeowner is not in attendance, we believe they would vote down, just simply because they do not understand what we are trying to do.
- We can increase the dues 10% per year without a vote. Another option is to send a card out for a vote of a one-time special assessment.
- We want to maintain the amenities we have to maintain our property values.
- Percentage of votes for last assessment? Unofficially, around 75% in favor. Must be a majority vote to pass.
- If you want to improve a large area, it takes a lot of money to do it.
- Supply issues because of the pandemic are making it difficult.
- Possible fence across Lakewood to keep it more private.
- We need to explain if we take to a vote, the value of the existing court's surface.
- What is the annual maintenance cost of the court? About \$500 per year to maintain the surface.
- Existing maintenance issues, do we ask if people in the neighborhood to pitch in?
- We all care about the neighborhood. Volunteer workday?
- We love the feeling of community, lets reinforce that and build on it in the future.

- After lengthy discussions, the board will meet and decide on if we send a survey first prior to a vote.
- Nick Menke adjourned the meeting at 8:40 PM