

Minutes for Spring Creek HOA Annual Meeting
Date: February 12, 2015 at 7:00 pm

7:00 Meeting called to order by Jerry Pfankuck

Jerry introduced himself and the members of the board. Members present: Syne Altena, Dennis Ragan, Bill Bailey, Jerry Pfankuch, Jim Blaha, Erika Wiesner, and Bill Enos.

Jerry introduced the map of Spring Creek and discussed the areas of concern with the map. One neighbor inquired why the property behind her looks so bad. Jerry said he would look into it (In front of Faulkner's house). Jerry mentioned the brick wall needs repaired. He also discussed the land around Carlton Court...there was a meeting on January 19 discussing this area. It now belongs to the city and they are going to renovate the area to slow down the area into Ravenwood South. The board asked that it is landscaped like the area behind Houlihans. He mentioned that Spring Creek will eventually need to renovate another area to keep the area from getting worse.

Jerry mentioned that the architectural committee is still watching the roofs and all need to get an approval before putting on a new roof.

The pool will be paid off this year, and next year, the fund will be replenished. At that time, the board will start making plans for other things that need to be done in the neighborhood.

Steven Pogue has been hired on as the new pool manager for 2015.

Tom's Mowing has been hired for the mowing for Spring Creek. Jim Blaha mentioned that Tom's was the best bid for the neighborhood and has a 1 year contract.

Tom Altena has been hired to do all the landscaping for Spring Creek for 2015.

A member mentioned a tree that needs attention in the entry. Jerry said he would walk the property for issues. Syne mentioned that in the next 1-2 years, several trees that need attention and should be taken down. Jerry mentioned that they are looking at getting a sprinkler system hooked up around the pool and in the entry area (around \$20,000). It may not be in the budget this next year. The electric to the entry of the pool area was also mentioned. Jim mentioned that the deal was that the board would not raise the dues during the pool payment period, therefore there are a lot of issues that have not been dealt with.

The treasurer's report was discussed. A homeowner asked what the current balance is. Jerry stated that the current balance is \$88,165.22. He mentioned that things happen, so they added the miscellaneous balance for issues that just happen. Questions were asked about the pool maintenance amount...it was discussed that the projections are a little high. Jerry also addressed that there are a few issues that needs to be addressed, but it is overall a great neighborhood.

Jerry mentioned to be prepared that dues will be raised after the pool is paid off. He said the board will try not raise them much, but will need to cover expenses for the future.

One neighbor mentioned getting the sidewalks repaired. Bill Bailey said he would put it in the Breeze. He also mentioned asking the neighbors to cut their trees that are hanging over the sidewalks. It will be put into the Breeze as well.

Dennis Ragan said that they will start laying out some priorities for next year's dues usage

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One neighbor mentioned making payments on line. The board mentioned it might happen in the future.

Meeting was adjourned at 8:25