

Minutes for Spring Creek HOA Annual Meeting
Date: February 12, 2014 at 7:00 pm

7:00 Meeting called to order by Syne Altena

Syne introduced himself and the members of the board. Members present: Syne Altena, Dennis Ragan, Doug Witte, Bill Bailey, Jerry Pfankuch, Jim Blaha, Erika Wiesner. Member not present: Bill Enos. He discussed the primary purposes of the board: To enhance property values and to enforce covenants. He also stated that as of 2011, the board took over the architectural committee and the goal is to keep the architectural integrity of Spring Creek.

The officer on beat was introduced: Steve Hartman. He is not our PAR officer, but we can contact our PAR officer anytime. The officer stated the biggest issue in neighborhoods like Spring Creek's is the car thefts. He stated to keep all valuables (purses, electronics, etc) hidden or take in home. Neighbors asked about patrolling the speed limit, and he mentioned that they can patrol the neighborhood...and also put up the speed limit sign.

Bill Bailey discussed the newsletters and stated they would be going digital. The newsletters will be emailed and added to the web site. If a neighbor does not have email, they need to contact Spring Creek and ask for a hard copy. He stated the end of the year newsletter with the bill will still go out hard copy on the mailboxes. Riley Hamilton was congratulated for the web site.

Syne gave the pool report. He discussed the issue with the salt generators and how the manufacturer gave Springfield Pool the wrong specs for the Spring Creek pool. They are hoping this solves the issue with the overuse of chemicals and the stabilization of the chemical levels in the pool. He also stated that the pool leak was once again fixed and pool was filled and winterized. Springfield Pool gave Spring Creek another year warranty. They elected to make a \$50,000 payment to the lender this year (instead of \$60,000) since the cost of the pool took more in the budget than expected. The remaining amount of about \$52,000 will be paid off in 2015, and the reserve fund of \$60,000 will be replenished in 2016. One neighbor asked why the pool has heaters, but they are not used. It was discussed that the heaters cost about \$70 a day to use...and the swim team and patrons who swim for exercise do not want it very hot. It was stated that the pool is kept at the suggested temperature by the pool company. One neighbor asked about the swim team, and mentioned the inconvenience of the swim meets. Syne stated that there was only 1 swim meet last summer, and it wasn't a long one. Syne and Doug Witte stated the swim team has become it's own financial entity, and that the neighborhood was no longer paying for the swim team. The same neighbor mentioned having the swim team pay to utilize the pool. No one agreed. One neighbor asked if the pool guards can clean up the bathrooms more. Another mentioned that there are some that don't follow the rules. The pool manager stated she would discuss this with the lifeguards again this year...but told the neighbors that they are the lifeguards' bosses as well, and if they see something wrong, they have every right to discuss with guards.

Syne discussed the roofing requirements: He stated that 99 percent of the neighbors comply with the covenants. Ed Aldon was approving roofs until 2011. The board took over the architecture committee to keep the roofing covenants at a standard level. He mentioned that there is a neighbor that did not fulfill the roofing covenants and put on a roof that was not approved. He asked for comments/thoughts on what to do with this neighbor. He mentioned suing. A neighbor mentioned the lawsuit can last years and cost a lot of money. One member suggested a lien against property. One neighbor suggested to have the roofing contractor submit their bid as well with the roofing application. The board elected to not give the address to the home that has the illegal roof.

Syne introduced Caroline Bogema as the manager/pool manager of Spring Creek. He mentioned Jason Bogema as Spring Creek's lawn/landscaping and maintenance manager. A neighbor questioned the maintenance labor of Jason and what he did last year to merit the amount Spring Creek paid him. Syne showed the neighbor the jobs Jason Bogema had done in 2013. Syne stated that adding a maintenance position has saved the HOA money. One neighbor mentioned she sees Jason daily at the pool for hours. One neighbor asked if Spring Creek still has an accountant. Caroline stated that HMMYD is still the accountant for Spring Creek and handles payroll and all taxes. It was also stated that Syne and Dennis see and sign every check that goes through.

Caroline gave the current status on the bank balance and budget. Balance was \$68,718.19. There is only one homeowner that has not paid 2012 dues, 2 not paid in full for 2013, and 23 not paid in 2014.

The 2013 budget report and actual expenditures were discussed. The 2014 proposed budget was discussed, but no changes were asked to be made.

Meeting was adjourned at 8:25