

Spring Creek HOA Annual Meeting

February 26, 2024

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

- Presidents Welcome and Opening – Clint Strong
- Introductions: Clint Strong, President, Jim Blaha, Treasurer, David Pomerence, Martin Johnson and Chad Noble. Absent are Mark Grimm, John Starks
- 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 – Regina/Matthew Williams
 - Common Area Lawn Care – Mow Hawks Lawncare (Shepard Amstutz)
 - Web Master/Facebook – Vacant
- 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, contingency & lawnmowing
 - Ended the year with \$71,017.87 in our reserve (bank) account.
 - The wind storm in July was quite an expense to the entire neighborhood, around \$9,000 in cleanup.
 - 2024 income is projected @ \$175,300: Expenditures are projected at \$166,950
 - Significant increases: Taxes = higher wages for lifeguards, higher taxes; Lifeguards = higher beginning wages, training (certification); Pool Maintenance = Always an expense, fixed the pumps by replacing the sand (\$3,000) Freeze issues in the bathrooms, backflow valve replaced. plumbing issues; Pool Chemicals = still very expensive than two years ago.

- Annual Dues & Special Assessment Review:

YEAR	ANN ASSESS.	SPECIAL ASSESS	NOTES	% INC in DUES
2024	○ \$600	○ 0		○ 9%
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	○	○

- Other items discussed:
 - Investing some of our funds in a certificate of deposit
 - Keeping the pool opened later in the day and later in the season

- Staying Connected
 - Public Website – SpringcreekSpringfield.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
 - 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

We had a total of 42 homeowners in attendance, representing 34 homes.

The meeting was adjourned at 8:08 PM by President Clint Strong.