

Minutes
Spring Meadow HOA Annual Meeting
July 22, 2025

The Annual meeting of the Spring Meadow Homeowners Association came to order at 7:05pm on Zoom hosted by Connie Erickson

Hub City Property Management confirmed a quorum was met for this meeting via attendance and proxy.

Attendance:

Board Members: Connie Erickson, President, Linda Howe, Secretary/ Treasurer, Chris Van Drimmelen, Craig Tress, Leo Sherry, Troy Bagnall, Tammy Quinn, Darrick Christensen

Hub City: Lisa Hoefer

Homeowners:

1986 Black Bear – Rebecca Berglund

1951 Kodiak – Liz Rapp

1975 Cougar – Sum Yee Lai

1689 Salmon – Carolyn Wagner

2140 Salmon – Dawn May

4268 Chinook - Prigge & Field

1945 Lynx – Caroline /Shawn Sullivan

1962 Black Bear - Lindley

1575 Cougar – Rachel Jenson

4667 Chinook – Peterson

Carolyn McLeod

James Dresser

Nico Henriquez

Robert

2024 Annual Meeting Minutes: The Spring Meadow Homeowners Association did not call the Annual Meeting to order on July 24, 2025, due to a lack of quorum. No minutes were recorded, but Connie Erickson reviewed a summary of discussions.

The 2025 meeting took place on Zoom, featuring a PowerPoint that reviewed the board's purpose, mission, values, and key accomplishments.

Financial Reporting

Linda Howe presented the financial reports, including the 2025 budget, the June 2025 balance sheet, and the June 2025 profit and loss statement.

It was suggested to explore alternative payment methods for annual fees instead of using checks. This will be an item on the agenda at the next meeting.

Reserve Study

Connie provided an overview of the Reserve Study replacement schedule, funding allocations, and expenses. The Reserve Study was updated in March 2025 to remove substantial costs that had been incorrectly attributed to the HOA's responsibility.

Draft Exterior Property Maintenance Resolution

- A homeowner posted concerns on Facebook about this draft document on the HOA website
- Connie addressed several key topics of the draft document such as resolution objectives, transparency issues, homeowner participation, notification procedures, the definition of Board authority, and injunctive relief with property owners to avoid excessive burden or financial hardship.
- A recommendation was made to post a sign in the common areas announcing the monthly HOA meeting

Election of Directors

The following Spring Meadow homeowners were nominated and unanimously approved by verbal confirmation for the following positions:

- Troy Bagnall – 2-year term 2025-2027
- Connie Erickson – 2-year term 2025-2027
- Darrick Christensen – 2-year term 2025-2027
- Linda Howe – 2-year term 2025-2027
- Carolyn McLeod - 2-year term 2025-2027
- Rachel Jenson - 2-year term 2025-2027
- Sum Yee Lai - 2-year term 2025-2027
- Leo Sherry: President - 1 year term 2025-2026
- Linda Howe: Secretary/Treasurer – 1 Year Term 2025-2026

Meeting adjourned at 8:27pm