

NorthCreek Subdivision Homeowners Association

Boulder, CO 80301

Notice of Annual Meeting

July 30, 2021

Following the rules specified in our governing documents, **the NSHOA Board of directors has scheduled our Association's annual meeting for Saturday, August 21, 2021 at 9:00 am via ZOOM. (Due to COVID ALL meetings will be held via ZOOM)** The Board of Directors will be giving their yearly review, and discussing future projects. A Board election will take place. A board position is a volunteer post that only takes about an hour every two months. Please consider becoming a NSHOA Board member in 2021.

The Board of Directors encourages all of the homeowners to attend this meeting via ZOOM. ZOOM is a virtual meeting platform through your phone, tablet or personal computer. An invitation to the ZOOM meeting will be provided to you a day before the meeting. You must contact Beth Silverman, beth@dcmhwa.com and provide your email address no later than 4:00 pm, Thursday, August 19, 2021. If you are unable to attend via the ZOOM meeting, please fill out the enclosed proxy and email it using the instructions on the proxy. It is critical to return a proxy if you are unable to attend, our quorum is 16.

NORTHCREEK SUBDIVISION BOARD OF DIRECTORS

Beth Silverman, CMCA, CAM

DISTINCTIVE COMMUNITY MANAGEMENT

Agenda for annual meeting

- * **Sign-in**
- * **Proof of notice of meeting**
- * **Reading and approval of 2020 annual meeting minutes**
- * **Yearly Review**
- * **Budget discussion**
- * **Election for the Board of Managers**
- * **Homowner questions and comments**
- * **Adjournment**

SB100 disclosures

Name of Association: Northcreek Subdivision Homeowners Association

Management Company: Distinctive Community Management

HOA address: 842 E. 78th Avenue, Denver, CO 80229

HOA phone number: 720-787-9800

Declaration recording date: February 10, 1989

Declaration recording number: 00967095

**HOA governing documents, financials, approved meeting minutes, insurance information, and other HOA documents can be found at www.condocerts.com

Northcreek Subdivision Homeowners Association

PROXY

FOR THE ANNUAL MEETING OF THE MEMBERS TO BE HELD

Saturday, August 21, 2021 - 9:00am

The undersigned, having received Notice of the Meeting and revoking all prior proxies, does hereby appoint _____ as my Proxy to act for and in the name of the undersigned at the Annual Meeting of the Members of the Northcreek Subdivision Homeowners Association on **August 21, 2021 ("Meeting") to be held via Zoom (virtual meeting) at 9:00am Mountain Time**, and at any adjourned sessions thereof and to cast the vote(s) of the undersigned. If I have not filled in the preceding blank, but have signed this Proxy, I hereby appoint **The Board President, or in the President's absence, the Vice President as my Proxy to cast my vote at the Meeting.**

I instruct my Proxy to cast my Ballot for the Board of Director's election and for voting on my behalf, as my Proxy deems appropriate at the Annual Meeting and to be used for obtaining quorum at the Annual Meeting.

Appointment of a proxy is revoked by the person appointing the proxy if they attend any meeting and vote in person.

NOTE: ALL PROXIES MUST BE EMAILED TO: jacque@dcmhwa.com by August 19th at 4:00 pm.

Dated this _____ day of _____ 2021.

Voting Member's Name (please print):

Voting Members Signature

Voting Members Property address at Northcreek:

THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

DRAFT Minutes of Northcreek Subdivision HOA Annual Meeting
Sunday, October 18, 2020

Date: Sunday, October 18, 2020

Call to Order: 9:15 am

Location: Zoom Online Meeting

Minutes by: Darla Schueth, Director

Chair of meeting: Cat Cantor, President

HOA Management Elizabeth (Beth) Silverman, Distinctive Community Management

Homeowners 13 unique households (see list of attendees below by address)

accounted for: 7 Proxies. This achieves a quorum as required by our bylaws.

Reading of minutes. The reading of last year's minutes was waived. There were no amendments. Minutes were approved by unanimous vote upon motion by Ted Kennedy/Doug Carmichael.

Proof of Notice Of Meeting: The notice of the annual meeting was sent one month prior to the meeting to all owners of record. This meets bylaws requirements.

Business

Annual Review:

Beth summarized the following:

- Doug Carmichael cleaned the volleyball court which we all appreciated.
- The Covid pandemic limited most grounds projects and nothing consequential came up during the year.
- There has been no discussion related to the common area project. However, we hope to get project ideas in 2021.
- The Board is close to finalizing a guidebook to the governing documents including architectural and landscaping standards. These documents will be distributed to the HOA community in 2021.^m
- We are close to finalizing updates to the Northcreek SB-100 policies which will also be distributed to the community.

Budget Discussion:

- Beth reported a 2020 budget proposal will be submitted to the Board in the coming week. She noted utility costs would go up although the overall budget for utilities will be lower than previous years since the hot tub has been drained and taken offline. There will be no dues increase. The HOA should experience an increase in reserve.
- Cat noted the Board will be exploring a policy for restriction on spending above and beyond the budget. Paul Throckton noted historically the restriction was a percentage of expected dues revenue.

Election Of Directors:

Honey Ahijevych, Cat Cantor, Doug Carmichael, Darla Schueth, Ted Kennedy, Allison Russell were re-elected. The following Owners were elected for the next term:
Meera Meyer, Andrew Smith

Additional Owner Questions/Comments

- Fence height, barking dogs, backyard clutter/hoarding, snowplowing of streets were all issues some in the community have raised. The board will discuss and address as appropriate.
- The fence between homes on Hopkins Place and Centre Green Heights HOA needs maintenance. Ted noted the fence was there before Northcreek HOA was developed so the fence should be the responsibility of Centre Green Heights HOA. Beth will follow-up with their HOA leadership.

Adjournment: 10:10 am

Attendance by Address:

4802 Hopkins Place
4805 Hopkins Place
4813 Hopkins Place
4816 Hopkins Place
4817 Hopkins Place
4818 Hopkins Place
4836 Hopkins Place
4842 Hopkins Place
4860 Hopkins Place
4874 Hopkins Place
4878 Hopkins Place
4882 Hopkins Place
4886 Hopkins Place
4899 Hopkins Place
3313 Sentinel Drive
3345 Sentinel Drive
3354 Sentinel Drive
3360 Sentinel Drive
3367 Sentinel Drive
3397 Sentinel Drive

Fiscal Year Budget

Property: Northcreek Subdivision Homeowners Association
Monthly recap As of 07/30/21 Profit and Loss

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
INCOME													
4106 Association Dues	2,337.09	2,337.09	2,337.09	2,337.09	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	28,045.00
TOTAL INCOME	2,337.09	2,337.09	2,337.09	2,337.09	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	2,337.08	28,045.00
EXPENSE													
5000 Management Fees Expense	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
5050 Insurance Expense (non-posting)													
5095 Insurance	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.66	241.66	241.66	241.66	2,900.00
5050 Total Insurance Expense (non-posting)	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.66	241.66	241.66	241.66	2,900.00
5060 Legal & Other Prof Fees (non-pc)													
5063 Tax Prep	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5060 Total Legal & Other Prof Fees	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5100 Repairs & Mnce Expense (non-pc)													
5038 Snow Removal	166.66	166.66	166.66	0.00	0.00	0.00	0.00	0.00	0.00	166.66	166.66	166.70	1,000.00
5120 Trees	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
5126 Landscaping	0.00	0.00	0.00	521.00	521.00	521.00	521.00	522.00	522.00	522.00	0.00	0.00	3,650.00
5163 Irrigation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5222 Building Maintenance	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00
5100 Total Repairs & Mnce Expense	308.34	308.34	308.34	662.68	662.66	662.66	662.66	663.66	663.66	830.32	308.32	308.36	6,350.00
5400 Utilities Expense (non-posting)													
5402 Water & Sewer	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5411 Gas with Electric	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
5400 Total Utilities Expense (non-pc)	208.34	208.34	208.34	208.34	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
5600 Office Expense (non-posting)													
5610 DORA and Other Reports	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	45.00
5612 Copies, Postage & Envelopes	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00
5600 Total Office Expense (non-pos)	12.09	12.09	12.09	12.09	12.08	12.08	12.08	12.08	12.08	12.08	12.08	12.08	145.00
TOTAL EXPENSE	1,495.44	1,495.44	1,795.44	1,849.78	1,849.74	1,849.74	1,849.74	1,850.74	1,850.73	2,017.39	1,495.39	1,495.43	20,895.00
NOI	841.65	841.65	541.65	487.31	487.34	487.34	487.34	486.34	486.35	319.69	841.69	841.65	7,150.00
N/O EXPENSE													
8000 Transfer to Reserve	595.84	595.84	595.84	595.84	595.83	595.83	595.83	595.83	595.83	595.83	595.83	595.83	7,150.00
TOTAL N/O EXPENSE	595.84	595.84	595.84	595.84	595.83	595.83	595.83	595.83	595.83	595.83	595.83	595.83	7,150.00
NET INCOME	245.81	245.81	-54.19	-108.53	-108.49	-108.49	-108.49	-109.49	-109.48	-276.14	245.86	245.82	0.00

2021 REQUIRED EDUCATIONAL PIECE

AND THAT'S A WRAP . . . COLORADO LEGISLATIVE SESSION COMES TO A CLOSE

On June 09, 2021, the Colorado Legislature closed its regular session. At the end of the day, the following bills were passed and will be sent to Gov. Polis to take action. If not signed already, once received, the Governor will have 30 days to either sign, veto or let become law without a signature.

[HB21-1229](#) The Homeowners Association Transparency Bill.

What started out as an extensive overhaul and amendments to the Colorado Common Interest Ownership Act, was trimmed down to four key components. As finally passed, the bill is limited to:

- Protections for solar panels in which an association may not adopt rules which increase the cost of or reduce the efficiency of the solar equipment by more than 10%;
- The use of nonvegetative turf grass (artificial turf) is protected in the rear yard of homes.
- Association's must disclose as part of their Section 38-33.3-209.4 disclosures any "unique and extraordinary fees, assessments, and expenses that are chargeable by the Association in connection with the purchase or sale of a unit and are not paid through Assessments.
- Establishes penalties for failure to provide requested documentation within 30 days of the receipt of a written request. The penalties are back dated to the 11th day after receipt of the request if the documents are not provided by the 30th day.

[HB 21-1310](#) Protections for Homeowners' Freedom of Speech

Passing out of both chambers late in the session, the bill prohibits an Association from enforcing rules which prohibit or regulate the display of flags or signs based on their subject matter, message or content. An association may adopt reasonable content neutral rules regarding the number, location and size of flags and signs but cannot prohibit the installation of a flag or flag pole. Commercial signs and flags may be prohibited. Also, this replaces the regulations surrounding political signage, so an association may presumably limit the number of political signs.

Governor Polis is expected to sign this bill.

[SB21-002](#) The Temporary Prohibition on Extraordinary Collection Actions.

This was one of the first bills introduced and was signed into law on January 21, 2021 to provide economic relief from the COVID Pandemic. It prohibited the use of "extraordinary collection measures" by debt collectors attempting to collect a debt. The protections were allowed to expire without being extended on June 1, 2021.

[HB21-1108](#) Protection for Gender Based Discrimination.

Having been signed into law on May 20, 2021, this law adds Gender Identity and Gender Expression as protected classes in relation to discrimination. Any discrimination based upon these along with the other protected classes by a housing provider, including a Homeowners Association gives rise to a claim of discrimination.

We will let you know when the Governor signs the remaining two bills and look forward to next year's session which we expect to be fun filled.