

MINUTES

MEETING: NSHOA Annual Homeowner's Meeting

DATE: November 13, 2005

LOCATION: Hot Tub Area

REVIEW OF MINUTES: The review of minutes from the previous year's meeting was disposed of.

REVIEW OF ACTIONS: The Board reviewed various actions from 2005.

- Incorporation of NSHOA: Corporate status for NSHOA, required by the bylaws, had lapsed. Rich Lathrop did the work to get NSHOA re-incorporated.
- The Tree: There was a large, old cottonwood tree along the irrigation ditch encroaching on the UCAR parking lot. After much negotiation by Veronica Precella and Ellen Readio, the tree was removed at only partial expense to NSHOA.
- ACC Walk-arounds: The Architectural Control Committee performed a series of walk-arounds to evaluate and request compliance with NSHOA covenants.
- Newsletter and Web Site: NSHOA now has a quarterly newsletter and Web site, thanks to Paul Throckmorton. Paul also spent a great deal of time converting our old documents - covenants and by-laws - into electronic format.
- Ice Cream Social: Steve Muller organized and carried out the summer Ice Cream Social.
- Garage Sale: The yearly garage sale and cleanup was held on May 21.

FINANCIAL REPORT: All but 3 homeowners are up-to-date on their dues. Expenses came within budget, despite having to pay for tree removal, new concrete by the mailboxes, a new sign, and legal fees.

HOT TUB: After heavy snow damaged the old cover, a new one was ordered and installed. Bids were gotten for replacing the thermostat control. There was discussion of the role of tenants in the neighborhood particularly with respect to hot tub use after hours.

ARCHITECTURAL CONTROL COMMITTEE: The ACC discussed the procedures followed for the walk-around review, questions of how to enforce compliance, and consultation with Orten & Hindman.

LANDSCAPING: Lisa Carter volunteered to serve as the '06 Landscaping Chair and was unanimously approved.

REVIEW AND RATIFICATION OF BUDGET: The major expenses of the year - tree removal, new sign, and new concrete by mailboxes - were reviewed, as were possible water bill anomalies. The budget was approved.

ELECTION OF BOARD: The homeowners voted for the '06 Board of Directors. Ballots were tallied by Doug Carmichael, Sue Hirschfeld, Steve Odendahl and Veronica Precella. The '06 Board of Directors is

- Thor Berg
- Lisa Carter
- Barb Ditmars
- Joanne George
- Paul Hastings
- Cindy Johnson
- Steve Muller

- Paul Throckmorton

ADOPTION OF POLICIES AND PROCEDURES: Seven separate parts of the proposed Policies and Procedures document, required by Colorado Senate Bill 100, were discussed. The first five were voted on and adopted by NSHOA. These included -

- Conduct of Meeting
- Inspection and Copying of Association Records
- Investment of Reserve
- Board Member Conflict of Interest
- Collection of Unpaid Assessments

Two were incomplete and not voted on. The homeowners voted to conduct a later mail-in vote on the two parts -

- Covenant and Rule Enforcement
- Adoption of Policies, Procedures, Rules, and Regulations