

Meeting: NSHOA Annual meeting of the Homeowners

Minutes recorded by: Paul Throckmorton

Date: 11/4/07

Time: 11:05am

Location: Neighborhood hot tub area

Chair of meeting: Kristian Benson

- (a) **Roll call and certification of proxies; determination of quorum** (quorum is 30%, which is $71 * 0.30 = 21.3$) ==> 22 homeowners)

There were fewer than 22 homeowners present at 11:00, but waiting additional time and the help of Jennifer Abshire in recruiting homeowners and proxies brought attendance up to 24 votes. Once we reached this level, we started the meeting.

- (b) **Proof of notice of meeting**

Around October 21st 2007, the notice of this meeting was sent to all owners of record, which approximately meets the requirements of our Bylaws.

- (c) **Reading of Minutes**

We voted to dispense with reading of the minutes of last year's annual meeting. (24 in-favor; 0 against).

- (d) **Reports of Officers**

1. President
 - a. (Tasks regarding re-counting the numbers of proxies and attendees, to ensure we would reach a quorum, prevented the recording of this section of the meeting.)
2. Treasurer
 - a. Jennifer reviewed the current year's expenses.
 - b. She said that we're approximately on-budget.
3. Secretary

Nothing to report, because the Secretary position went unfilled in 2007.

- (e) **Reports of Committees**

1. Hot tub
 - a. We did not replace the hot tub decking this year, even though last year we voted to have it replaced as long as it would cost less than \$3000.
 - b. The primary reason for avoiding replacement was that the decking would be built to fit our current, many-year-old, octagonal hot tub, but we learned that we may not be able to find an octagonal hot tub when the current one needs replacement. Instead, further deck maintenance work was done over the summer.
 - c. Frozen, broken pipes in the men's bathroom last winter led to significant water damage and the discovery that our water heater was terribly corroded. Both problems were repaired.
2. Landscape
 - a. Water usage is more reasonable this year due to Steve Muller's efforts: we've spent about \$1200, while \$3000 was budgeted.
3. Architectural Control Committee
 - a. Not much to report.

- (f) **Consideration of proposed budget and vote on ratification**

We voted on a motion to approve the 2008 budget presented by Kristian at the annual meeting; the vote was 24 home-owners in-favor and 0 against.

(g) Election of directors

These nine homeowners were nominated for election to the HOA Board of Directors:

Casey Najera	Cathy Cantor
Jennifer Abshire	Thor Berg
Kristian Benson	Cindy Johnson
Rick Ditmars	Steve Muller
Ted Kennedy	

Secret ballots were completed and collected during the annual meeting.

(Immediately after the meeting, two “disinterested” homeowners, R. Brunner and C. DeLuca, were recruited to count the votes for the Board of Directors. They found that each of the 9 candidates received between 23-24 votes of the 24 ballots cast, so all 9 nominees have been elected to the 2008 Board of Directors.)

(h) Unfinished business

There was no unfinished business to be conducted.

(i) New business

1. Train horn noise
 - a. There is growing concern about the increased level of noise from train horns, both from those trains that currently run on the tracks near Northcreek, and from the commuter trains that are planned for use on those tracks in the future.
 - b. Christie DeLuca, a Northcreek homeowner, has created a website with information about reducing excessive train horn noise. It is at www.quiet-zones.com.
2. Emergency vehicle access
 - a. People expressed concern about vehicles parked in areas where they believe that they could significantly impede emergency vehicles (big fire trucks are the primary concern).
 - b. A neighborhood map showing allowable parking areas is posted on the bulletin board.
 - c. An appropriately-worded form that people can print then place onto windshields should be created and put onto the website (www.northcreekhoa.org).
3. Wooden bridge over ditch
 - a. Someone mentioned that they believe that our HOA owns the wooden bridge that passes over the ditch and into the UCAR/NCAR parking lot.
4. Roofing replacement group rate
 - a. Someone mentioned the idea of trying to get a group rate by having numerous Northcreek homeowners re-shingle their homes at one time (only the “Weathered Wood” color, within the Tamko Heritage Series, is allowed for use in Northcreek).

(j) Adjournment

The meeting was adjourned at 12:00 noon.