

2009 Annual Minutes for NorthCreek Subdivision HOA

Minutes recorded by: Cathy M. Cantor, Secretary

Date: November 18th, 2009

Time: 7PM

Location: 3343 Sentinel Drive

Chair of meeting: Doug Carmichael – Treasurer

A – Roll call and certification of proxies; determination of quorum. (Quorum is 30%, which is $71 * 0.30 = 21.3$) = 22 homeowners. Although votes on rules require 51% = 37 homeowners

23 homeowners were accounted for.

B – Proof of notice of meeting

On October 29th, the notice of this meeting was sent to all owners of record, which meets the requirements of our bylaws.

C – Reading of minutes

Doug gave an overall synopsis of the minutes. The full reading of last year's minutes was waived.

Amendments to minutes of previous meeting if any:

None

D – Reports of Officers

Cindy Johnson – Hot Tub

Renovation of the kiosk and hot tub surrounding area were completed.

We are having a problem with the hot tub not getting locked.

A sign will be put up which reads “**please lock gate**”

For 2010 – we have proposed within the budget to repair multiple items. The hot tub shell will be replaced with a 90” square shell. Concurrently the deteriorated decking will be replaced.

The Hot tub report and repairs were unanimously approved.

E – Reports of Committees

Steve Muller continues to manage the landscaping. He has a great relationship with Green Plan. Green Plan knows to check with Steve regarding the amount of water used or any other issue that may arise before adjusting or repairing. We were a bit over budget this year due to some broken sprinkler heads and other miscellaneous items. All repairs were approved prior to repair.

The landscaping report was unanimously approved.

Snow Removal - Brian Schultz received 2 bids for plowing the streets and shoveling the mail common areas.

Boulder Snow Removal has quoted:

\$220 (2-5in) / \$300 (6-9in) / \$400 (10+in) with an estimated (5) 2-5in plows, (3) 6-9 plows and (2) 10+ plows for an estimated annual cost of:
\$2800 - \$4000

With regards to the time of removal, Rodrigo from the company said they are flexible with how to work the time. "We can work it out with the HOA", he said when he and Cathy Cantor spoke. One suggestion made was to come at 7am to clear the roads, and return at 9 when many cars have left for work, and the streets would be more accessible.

General Services has quoted:

Annual contract of \$9790.00 for the plowing of the neighborhood

This includes

PLOW

- ✿ Sentinel from Northcreek side (at McIntosh) North
- ✿ The Hopkins Place cul-de-sac on East
- ✿ The Hopkins Place loop on West
- ✿ The Sentinel loop to the North

PLOW

- ✿ All garage pads from city street to garage door (approximately 70 pads)

Contractor shall perform the above services, without notice from management, at such times as snow has accumulated to a depth of 2 inches for plowing and 2 inches shoveling. Ice melt, (on walks and steps only) shall be at the contractor's discretion. Snow removal shall be completed by 7:00AM, (unless the extreme depth of the snow, or the time of snowfall, makes this impossible, in which case it will be completed as quickly as possible). Repeated by 4:00PM if over 2 inch for plowing, 2 inches for shoveling.

Currently, no snow removal is provided for in the budget.

The last few years of expenditures have been under budget, so unless we add any services, there will be no need for an increase in the HOA dues.

F - Consideration of proposed budget and vote on ratification:

We have proposed landscaping upgrades in the 2010 budget. We are going to clean up the dead aspens and improve/ upgrade the landscaping around the NorthCreek sign with low maintenance xeriscaped plants. We will be receiving a proposal from Nancy Loving. We estimate it will cost approximately \$4700.00 for landscaping.

There will be a cost of approximately \$400 to remove downed branches from the snow storm in October.

Annually, we should receive \$17,040.00 in dues.

One home has not paid any dues (\$240.00) and 1 home has not paid their second half (\$120.00).

The checking account balance is \$14,713.96 as of 11/30/2009

The CD Balance is \$20,810.58 until 04/30/2010 when it will mature.

The proposed budget was unanimously approved.

AAC Committee, nothing to report.

G – Election of directors

Brian Schultz
Doug Carmichael
Cathy M. Cantor
Cindy Johnson
Nancy Loving
Ron Pickarski

H - Unfinished Business

Barb Ditmars, who has been our bookkeeper, has chosen to resign. This is a paying position of \$100/month. We are looking for someone, ideally within the community, to take over her position. Other options would be to look into HR Block.

Paul Throckmorton reminded people that there is a Northcreek website at www.northcreekhoa.org. He has also created a yahoo group which the Board will soon begin using as one (unofficial) way to distribute information to homeowners, in place of the previous "manually-maintained" e-mail list. This is also intended for the distribution of neighborhood-related information, by any Northcreek homeowner or resident, to everyone who registers for the group. After a person signs up for the list, they will be able to distribute messages to everyone on the list by sending an e-mail to one address: ["Northcreek_Neighborhood@yahoogroups.com"](mailto:Northcreek_Neighborhood@yahoogroups.com). Neighbors will be notified about this new capability through a notice at the mail kiosk and by an e-mail to everyone who was already on the most-recent list that is found. No one will be added to this list without their explicit permission. If you want to receive this information, send an e-mail to ["Northcreek_Neighborhood-owner@yahoogroups.com"](mailto:Northcreek_Neighborhood-owner@yahoogroups.com) and mention what e-mail address you would like to have added. (Note – the entire email address above is underlined since it is a hyperlink. Although you cannot tell by looking at the address above, there is an underscore between "Northcreek" and "Neighborhood", rather than a space. In other words, the email address starts with Northcreek_Neighborhood...)

Last, but not least, we voted as a community to donate \$500.00 in honor of Casey Najera. It will go to the OUR Center. Cathy Cantor confirmed with Leora, Casey's daughter that this is where she would like the donation to go. She was very appreciative and grateful.

Adjourned at 830 PM

**The next meeting will be Tuesday January 12th - 730 pm at 4805 Hopkins Place
All Welcome to attend**