

2014 Annual Minutes for Northcreek Subdivision HOA Recall Meeting

Date: Wednesday, November 12, 2014
Time: 7:00 pm
Location: VFW

Minutes recorded by: Andrea Pappas Merrill, Secretary

Chair of meeting: Bill Bevis Mock Property Management, Cathy Cantor, President

Homeowners accounted for: 26, including proxies (see list of attendees below).

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.

Reading of minutes. The reading of last year's minutes was waived. There were no amendments. Minutes were approved by unanimous vote.

Committee Reports

Landscaping:

- Steve Muller has moved, and thus stepped down as landscape committee chair.
- Nancy Loving will act as liaison.
- We are currently recruiting for this committee.
- All landscaping activities were within the budget.
- The top layer of sand in the volleyball court was removed.

Hot Tub: Mock Property continues to oversee the Hot Tub.

AAC: The yearly walk-through went very well.

Webmaster: Paul Throckmorton will continue to serve as webmaster.

Consideration of proposed budget and vote on ratification.

- Total Assets \$33,000
- 2015 Budget will be essentially the same as 2014. There will be no changes in dues.
- The proposed budget was approved.

Election. The following people were elected to the Northcreek HOA Board for 2015:

Cathy Cantor
Doug Carmichael
Andrea Pappas Merrill
Ted Kennedy
Lance Evans
Debra Lambert

Non-Board Members who continue to volunteer their time:

Webmaster – Paul Throckmorton
Landscape – Nancy Loving

Questions, Answers and Comments:

- **Ash Tree.** The Ash tree will not be treated. Nancy Loving suggested that it be cut down, and that it is better to cut it down during the winter months. Estimated cost to remove the tree is \$300-\$500. The board will solicit bids and move forward with the removal of this tree.
- **Parking Rules.** Parking is allowed only on the internal portion of each circle. If homeowners are having trouble with neighbors parking, they may contact Mock, who will inform residents of the parking rules. Additionally, the

Board will approve a flyer that can be downloaded and printed, which residents may place on windshields of vehicles in violation of our parking policies. The Board will discuss erecting “No Parking” signs where there is ambiguity. Paul Throckmorton will evaluate the number of signs needed on Sentinel. Signs are already in place on Hopkins. The board will discuss purchases based on Paul’s report.

- **Summer Neighborhood Party.** The party was a great success. Meeting attendees supported the idea of making this an annual event.
- **Neighborhood Amenities:** Attendees discussed the possibility of making changes to the hot tub area and the volleyball court. One suggestion was to make a community garden where the volleyball court is. One comment was that we pay a significant amount of our budget each year for maintenance of the hot tub, which is inconsistently used. It was noted that changes to these amenities requires a vote of 75% of the residents.
- **Neighborhood Directory.** Should there be a neighborhood directory accessible to residents?
- **Solar requests.** Mock has the request forms for this. Email bill@mockpm.com for any architectural questions/requests.

Adjourned: 8:04 pm

Next meeting will be in February, and we will choose positions for the board. Location TBD. All are welcome and encouraged to attend

List of Homeowners present at the 2014 Annual Meeting:

(Note: the official meeting minutes include addresses and phone numbers of these individuals, but are not included on the website version. The list of names below is actually an image, reducing the likelihood of these names being seen by a search engine.)

Cat	Cantor
Doug	Carmichael
<u>Melodie</u>	<u>Christal</u>
Lance	Evans
Theodore	Kennedy
Debra	Lambert
Nancy	Loving
Danielle	<u>Neidermeier-Smith</u>
Andrea	Pappas Merrill
Ron	<u>Pickorski</u>
<u>Leslyn</u>	Rose
John	Schott
Andrew	Smith
Paul	Throckmorton

Respectfully submitted,

Andrea Pappas Merrill
Secretary