

DRAFT Minutes of Northcreek Subdivision HOA Annual Meeting
Sunday, November 11, 2018

Date: Sunday, November 11, 2018

Call to Order: 3:05 pm

Location: Elevations Credit Union

Minutes by: Andrea Pappas Merrill, Secretary

Chair of meeting: Beth Silverman, Distinctive Community Management (DCM); Cat Cantor, President

Homeowners 13 unique households (see list of attendees below).

accounted for: 16 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.

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

Legal: The board began work to update our HOA Documents (Declaration of Covenants, Articles of Incorporation and Bylaws). We have received recommendations from legal counsel, most of which will bring our documents into conformance with Colorado law. Estimated cost for rewrite per DCM is \$6800. There will be a significant time commitment from the board to complete this project. Homeowners approved the projected cost.

Budget Discussion:

The 2018 budget was reviewed.

Proposed 2019 budget:

- Includes a contribution of \$434 into the reserve fund.
- We aim to have two months' worth of bills in our checking account.
- The Proposed budget for does NOT include Attorney charges for document rewrite. This will come out of reserve.
- The tree budget is significantly smaller because last year's budget included a large tree cutting project along the ditch.
- No work will be necessary on the Volleyball court.
- **The 2019 Budget was approved with a \$20 increase in annual dues to \$395.**

Election of Board

Of Directors: Honey Ahijevych, Cat Cantor, Doug Carmichael, Ash Macon, Andrea Pappas Merrill, and Darla Schueth were re-elected. Ash Macon has volunteered as webmaster.

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Questions The ditch leakage remains an issue for those whose houses keep pumping. We would
/Comments: like that addressed.

Adjournment: **3:35 pm**

List of Homeowners Present at the 2018 Annual Meeting

Name	Address
Honey & Dave Ahijevych	3367 Sentinel
Rebecca Brunner	4839 Hopkins
Christie Cadwell	3388 Sentinel
Cat Cantor	4805 Hopkins
Doug Carmichael	4882 Hopkins
Lance Evans	4821 Hopkins
Cynthia Johnson	3313 Sentinel
Joe Lindsey	4842 Hopkins
Ash Macon & Wendy Franz	4896 Hopkins
Andrea Pappas Merrill	3351 Sentinel
Darla Schueth	4899 Hopkins
Andrew Smith	4816 Hopkins
Paul Throckmorton	3343 Sentinel