

2013 Annual Minutes for Northcreek Subdivision HOA

Date: Sunday, October 27, 2013
Time: 6:00 pm
Location: Elevations Credit Union

Minutes recorded by: Andrea Pappas Merrill, Secretary

Chair of meeting: Beth Silverman, Mock Property Management, Cathy Cantor, President

Homeowners accounted for: 21, 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 continues to manage our landscaping company. All landscaping activities were within the budget.

Hot Tub: Mock Property oversees the Hot Tub. The roof of the hot tub building was replaced.

AAC: The yearly walk-through went very well.

Consideration of proposed budget and vote on ratification. 2014 Budget will be essentially the same as 2013. There will be no changes in dues. The proposed budget was approved.

Questions and Answers

- What were our legal fees in the year 2013 and why did we seek legal advice?
 - Legal fees were \$448.00 for a review of the ditch leakage issues.
- What are some issues before the community?
 - Work on the irrigation system is needed.
 - A new clock for the sprinklers is needed.
 - Ash borer – We have only one Ash tree, located by the hot tub next to the volleyball court. Treatment for Ash Borer is approximately \$300/year and is required yearly. Should we cut it down and replant something else?
 - The snow removal contract is in place. (\$60 per 24 hour period). It covers mailbox access and path access. For snow removal issues, contact Beth at Mock.
 - The fence around the hot tub still needs to be painted.
- **Flood Issues**
 - The only common area affected by the flood was the volleyball court.
 - Some homeowners' basements flooded, mostly inches, but one notable exception with seven feet of water.
 - The flood delayed our hearing with the City regarding responsibility for ditch maintenance, seepage and street maintenance. We expect to hear back after the first of the year.
 - City code requires homeowners to pump on their own property. This rule was waived during the flood.
- **General Ditch issues**
 - Should we pursue permission to dump storm water into storm drains directly?
 - The City requires "maintenance of the ditch" by the ditch company. Is there a formal standard of maintenance in the statutes?

- Ditch seepage and ditch overflow are different issues. We are unaware of how much seepage is acceptable.
- The ditch company appears to have the right to remove any and all trees along their ditch in order to maintain it. The ditch company's 10 year plan includes this possibility. Should the HOA plan to plant/build something to replace these when the time comes to preserve our privacy from UCAR buildings on the other side?
- A thorough legal review of our responsibilities and options as an HOA may be desired based on the report from the city (see flood issues above) in early 2014. Cost and budget for such a review will be discussed if it becomes an issue.

- **Communication**

- To encourage homeowner involvement, a suggestion that we announce annual meetings via our list serve, and send a reminder a few days before was given
- Minutes of HOA Board meetings are uploaded to the our Web page, www.northcreekhoa.org

Election. The following people were elected to the Northcreek HOA Board for 2014:

Cathy Cantor
Doug Carmichael
Andrea Merrill
Steve Muller
Kristian Benson
Ted Kennedy
Lance Evans

Non-Board Members who continue to volunteer their time:

Webmaster – Paul Throckmorton
Landscape – Nancy Loving

Adjourned: 7:28 pm

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

List of homeowner present at 2013 annual meeting



Lyn	Bain	4833 Hopkins	303.442.4522
Kristian	Benson	4847 Hopkins	303.301.5172
Cat	Cantor	4805 Hopkins	720.565.2805
Doug	Carmichael	4882 Hopkins	720.318.5816
Lance	Evans	4821 Hopkins	303.447.2480
Sue	Franz	4896 Hopkins	303.568.9906
Ted	Kennedy	4813 Hopkins	303.443.5508
Nancy	Loving	4836 Hopkins	303.402.1037
Mary	Mac	3327 Sentinel	303.545.0955
David	Merrill	3351 Sentinel	303.810.2679
Andrea	Merrill	3351 Sentinel	303.913.1092
Steve	Muller	3348 Sentinel	303.883.1250
Ron	Pickorski	4836 Hopkins	303.402.0289
Sally	Tarbell	3391 Sentinel	847.867.3056
Paul	Throckmorton	3343 Sentinel	720.565.8571
Brian	Tremblay	4805 Hopkins	720.565.2805