

Minutes of Northcreek Subdivision HOA Annual Meeting
Sunday, October 29, 2017

Date: Sunday, October 29, 2017

Call to Order: 4:05 pm

Location: Elevations Credit Union

Minutes by: Andrea Pappas Merrill, Secretary

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

Homeowners 17 unique households (see list of attendees below).

accounted for: 23 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/
Committee Reports:**

Landscaping: We contract with a landscaping and snow removal company.

Spa: The spa was turned off for part of the year 2017. The HOA Board of Directors voted to turn it back on since it is one of the amenities offered at Northcreek.

Volleyball Court: Homeowners want to replenish the sand. Not budgeted last year.

Budget Discussion:

Spa: Operating expenses budget for the spa was \$250. Actual was approximately \$2,000 because of re-startup. 2018 budget is \$4,000 for ongoing maintenance.

Irrigation: Water bill was much higher than expected because of a leak. The leak has been repaired, so 2018 budget is projected to be significantly less.

Landscaping: Budget is higher because the new vendor is more expensive.

Volleyball Court – Proposed capital expense of \$3,500 to replenish the sand. This will come out of reserves.

Tree issues – Several trees are at risk again. As part of yearly upkeep, an annual assessment of trees by an arborist was suggested. Also, a notification to owners will be sent as a reminder that dumping tree limbs from personal property onto the other side of the path is prohibited

Mail Boxes – Approximately \$2,000 to replace package lockers. This capital expense will come out of reserves.

Dues: We are currently operating at a loss. Owners voted to increase yearly dues by \$25 to \$375/year.

Budget approved with a \$25 increase in annual dues.

Northcreek Subdivision HOA Annual Meeting

Page 2

Election of Board

Of Directors: Honey Ahijevych, Cat Cantor, Doug Carmichael, Lance Evans, Ash Macon, Andrea Pappas Merrill, Veronica Precella, and Darla Schueth were elected. Paul Throckmorton will continue to volunteer his time as webmaster while training Veronica.

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

Adjournment: 5:20 pm

List of Homeowners Present at the 2017 Annual Meeting

Name	Address
Honey & Dave Ahijevych	3367 Sentinel
Joan Alexander	4803 Hopkins
Christie Cadwell	3388 Sentinel
Cat Cantor	4805 Hopkins
Doug Carmichael	4882 Hopkins
Rick Ditmars	4881 Hopkins
Sue Franz	4896 Hopkins
Sue Hirschfeld	4802 Hopkins
Cynthia Johnson	3313 Sentinel
Ted Kennedy	4813 Hopkins
Michelle Kinhead	4874 Hopkins
Debra Lambert	3375 Sentinel
Andrea Pappas Merrill	3351 Sentinel
Veronica Precella	4878 Hopkins
Darla Schueth	4899 Hopkins
Andy Smith	4816 Hopkins
Paul Throckmorton	3343 Sentinel