

DRAFT Minutes of Northcreek Subdivision HOA Annual Meeting
Sunday, October 18, 2020

Date: Sunday, October 18, 2020

Call to Order: 9:15 am

Location: Zoom Online Meeting

Minutes by: Darla Schueth, Director

Chair of meeting: Cat Cantor, President

HOA Management Elizabeth (Beth) Silverman, Distinctive Community Management

Homeowners 13 unique households (see list of attendees below by address)

accounted for: 7 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 upon motion by Ted Kennedy/Doug Carmichael.

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

Annual Review:

Beth summarized the following:

- Doug Carmichael cleaned the volleyball court which we all appreciated.
- The Covid pandemic limited most grounds projects and nothing consequential came up during the year.
- There has been no discussion related to the common area project. However, we hope to get project ideas in 2021.
- The Board is close to finalizing a guidebook to the governing documents including architectural and landscaping standards. These documents will be distributed to the HOA community in 2021.^m
- We are close to finalizing updates to the Northcreek SB-100 policies which will also be distributed to the community.

Budget Discussion:

- Beth reported a 2020 budget proposal will be submitted to the Board in the coming week. She noted utility costs would go up although the overall budget for utilities will be lower than previous years since the hot tub has been drained and taken offline. There will be no dues increase. The HOA should experience an increase in reserve.
- Cat noted the Board will be exploring a policy for restriction on spending above and beyond the budget. Paul Throckton noted historically the restriction was a fixed dollar amount, whereas a percentage of expected dues revenue might be a more appropriate restriction to minimize any need for changing HOA documents in the future.

Election Of Directors:

Honey Ahijevych, Cat Cantor, Doug Carmichael, Darla Schueth, Ted Kennedy, Allison Russell were re-elected. The following Owners were elected for the next term:
Meera Meyer, Andrew Smith

Additional Owner Questions/Comments

- Fence height, barking dogs, backyard clutter/hoarding, snowplowing of streets were all issues some in the community have raised. The board will discuss and address as appropriate.
- The fence between homes on Hopkins Place and Centre Green Heights HOA needs maintenance. Ted noted the fence was there before Northcreek HOA was developed so the fence should be the responsibility of Centre Green Heights HOA. Beth will follow-up with their HOA leadership.

Adjournment: 10:10 am

Attendance by Address:

4802 Hopkins Place

4805 Hopkins Place

4813 Hopkins Place

4816 Hopkins Place

4817 Hopkins Place

4818 Hopkins Place

4836 Hopkins Place

4842 Hopkins Place

4860 Hopkins Place

4874 Hopkins Place

4878 Hopkins Place

4882 Hopkins Place

4886 Hopkins Place

4899 Hopkins Place

3313 Sentinel Drive

3343 Sentinel Drive

3354 Sentinel Drive

3360 Sentinel Drive

3367 Sentinel Drive

3397 Sentinel Drive