

MINUTES

MEETING: NSHOA Board of Directors

DATE: November 2, 2005

LOCATION: Johnson Residence, 3313 Sentinel

ATTENDANCE & REVIEW OF MINUTES: Attendees: Barb Ditmars, Joanne & Michael George, Cindy Johnson, Rich Lathrop, Steve Muller, Steve Odendahl, Veronica Precella, Paul Throckmorton. There were no amendments to the minutes for the previous meeting.

OFFICIAL THANKS: To Paul Throckmorton for his work on the newsletter and Web site, and to Rich Lathrop for his work on the Policies and Procedures.

FINANCIAL REPORT: Only \$25 off expenses in budget, and collected \$500 more in HOA dues than budgeted. 3 homeowners are still delinquent. Legal expenses will be put as a separate line item.

HOT TUB: New keys have been made for the hot tub. All locks are opened with one key now.

ARCHITECTURAL CONTROL COMMITTEE: There was discussion of approval for new fences.

ANNUAL MEETING OF ALL HOMEOWNERS: A calling tree was assigned to help remind homeowners to attend. Recruitment of new Board members was discussed. Between 5 and 9 are needed, the more the better. Procedure for voting and ballots was discussed.

LANDSCAPING: There was no report from the Landscaping Committee.

COVENANTS: The Board reviewed the draft version produced by Orten & Hindman of the Policies and Procedures that Colorado Senate Bill 100 requires we adopt.

NEW BUSINESS: The Board approved the expenditure of \$120/year for the domain northcreekhoa.org and corresponding Web site.

ADJOURNMENT: The next meeting of the NSHOA Board of Directors will be on the **first Wednesday of next month, December 7, 2005** at the Johnson residence - 3313 Sentinel.