

MINUTES

MEETING: NSHOA Board of Directors

DATE: August 3, 2005

LOCATION: Johnson Residence, 3313 Sentinel

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

FINANCIAL REPORT: There is a total of **\$3070.80** in uncollected HOA dues. **The late fee will be waived for any homeowner paying by August 31st.** The water bill will be verified. The Board will develop a schedule for document retention.

HOT TUB: The new cover has been ordered and will arrive in 1-2 weeks. The temperature control will be replaced when the entire hot tub needs to be replaced.

ARCHITECTURAL CONTROL COMMITTEE: The list of homes found after the July 9 compliance walk-around to be not in compliance with ACC standards was reviewed. Colorado Senate Bill 100 requires 7 items to be in place in Colorado HOA covenants - the current covenants will be reviewed. The Board authorized **Veronica Precella** and **Rich Lathrop** to meet with Orten & Hindman to follow up on a non-compliance issue with a property on Sentinel.

LANDSCAPING: There was no landscaping report.

KUDOS: The Board gives official thanks to **Paul Throckmorton** for producing the initial issue of the NSHOA newsletter, and for scanning NSHOA documents to convert them into electronic format. The Board gives official thanks to **Steve Muller** for organizing and carrying out the well-attended ice cream social. The Board gives official thanks to **Rich Lathrop and Thor Berg** for performing the July 9 ACC walk-round, and the Board gives official thanks to **Ellen Readio** for planning the replacement of the concrete by the mailboxes.

NEW BUSINESS: The annual meeting of all homeowners and recruitment of new board members was discussed and will be on the agenda for the September meeting.

ADJOURNMENT: The next meeting of the NSHOA Board of Directors will be on the **first Wednesday of next month, September 7, 2005** at the Hot Tub area, weather permitting.