

MINUTES

MEETING: NSHOA Board of Directors

DATE: September 7, 2005

LOCATION: Hot Tub Area

ATTENDANCE & REVIEW OF MINUTES: Attendees: Thor Berg, Barb Ditmars, Rich Lathrop, Steve Odendahl, Veronica Precella, Ellen Readio, Paul Throckmorton. There were no amendments to the minutes for the previous meeting.

FINANCIAL REPORT: There is a total of **\$1380.00** in uncollected HOA dues, with 9 homes outstanding. **Fees will now be assessed for late payments.**

HOT TUB: The new cover has arrived and is in place.

ARCHITECTURAL CONTROL COMMITTEE: The ACC reported the results of its compliance walk-around. There were 22 houses that failed the 30-day compliance check, 15 for weeds and 7 for lack of watering. There were 9 houses that failed the 90-day compliance check. **Veronica P., Rich L., and Paul T.** reported the results of their meeting with Orten & Hindman regarding non-compliance.

LANDSCAPING: **Ellen R.** will be moving to East Boulder County and so started transferring the information needed by the next landscaping chair. She will probably be moving shortly, so **volunteers to fill in as landscaping chair until the annual meeting in November are welcomed.**

COVENANTS: The Board approved \$975 for Orten & Hindman to produce a **Policies and Procedures** document, consistent with our current covenants, as required by Colorado Senate Bill 100.

ANNUAL MEETING: The annual meeting of all homeowners has been scheduled for **1 PM, Sunday November 13.** If the weather permits, the meeting will be at the hot tub area. If not, we will meet at the San Lazaro Community Center.

ADJOURNMENT: The next meeting of the NSHOA Board of Directors will be on the **first Wednesday of next month, October 5, 2005** at the hot tub area, weather permitting.