

MINUTES

MEETING: NSHOA Board of Directors (open to attendance by any owner)

DATE: Wednesday, March 8th, 2006

LOCATION: Johnson Residence, 3313 Sentinel

ATTENDANCE & REVIEW OF MINUTES:

- Attendees: Lisa Carter, Barb Ditmars, Joanne George, Cindy Johnson, Steve Muller, and Paul Throckmorton.
- The minutes of the previous meeting were approved as-published.

TREASURER'S REPORT:

- Barb has decided to resign due to philosophical differences with some actions of the Board.
- So as not to leave us in a difficult position, she offered to continue to perform most of her previous duties, including reporting on the HOA's finances at the monthly Board meeting, at a nominal rate of \$40/month, until we can find a replacement.
- Barb asked for the Board to let her know what we'd like her to do once we decide, and left the meeting at this point.
- The Board discussed how to deal with the Treasurer vacancy, then voted (4 in-favor; 0 against) to have Barb continue as a "bookkeeper" until we can find a replacement.
- The HOA's taxes need to be submitted by March 15th.

HOT TUB:

- Cindy reported that everything is fine.

(COMMON-AREAS) LANDSCAPE:

- Lisa had solicited 2 bids for the landscaping contract, and followed-up with the landscaping firms with detailed questions to allow clearer comparison. The bids were from The Green Plan, which has been doing our landscaping in past years, and another firm that Lisa knows to have a good reputation.
- We discussed the proposed landscaping tasks, costs, and other contract details. This included discussion of how the contracts meet the constraints placed upon the Board by the covenants and bylaws regarding contracts. The bid prices were similar, although the new bidder was somewhat less expensive. The Board also discussed the benefits of continuity of staying with The Green Plan during this time when we're losing our landscape chairperson, and other related issues.
- The Board voted (4 in-favor; 0 against) to use The Green Plan for this year.
- Lisa has moved from the neighborhood and expects to soon sell her house, so she resigned as a Director and as landscape chairperson.

ACC Report:

- No report, because Karin was tending to a sick child.

COMMITTEE APPOINTMENTS & RECRUITING:

- Paul Hastings has resigned from the Board due to serious health issues, so, we no longer have a Vice President, and we need to find a replacement.
- Steve has still received no responses from his mail building bulletin board posting which asks for additional Directors and committee members.
- Karin Hale e-mailed that some people have volunteered to her to be on the ACC. We do not yet know any more details.
- Because Lisa has moved from Northcreek and resigned, we now need a new landscape chairperson.

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OLD BUSINESS:

- Paul assembled the balloting packets regarding voting on the 2 as-yet unadopted policies and procedures documents, then put them into the US Mail on February 15th. In the 3 weeks that have elapsed since that time, not enough owners have returned their balloting envelopes that the P&Ps could possibly be adopted, even if everyone voted in-favor of adoption. The completed ballots must be received by the HOA no later than Friday, March 17th. We split, amongst 3 Board members, the list of owners who have not yet voted, and we'll attempt to call each of these owners. If these P&Ps are not adopted, then all homeowners, as represented through their HOA, will remain in violation of Colorado state law that was adopted last year.
- Steve did more research since the last Board meeting, and that research, together with time-constraints, caused him to decide to pause pursuit of Notices of Covenant Violations on 3374 Sentinel and 3376 Sentinel. We'll wait until at least next month to resume these efforts, pending upon the results of the policies and procedure balloting.
- The owner of 3367 Sentinel has replaced the improperly-colored roofing shingles with the required Tamko Heritage Series Weathered Wood shingles. As a result, we've had the Notice of Covenant Violation removed from the records of the Boulder County Clerk and Recorder.
- Joanne has put some thought into how to poll Northcreek's homeowners in order to let the Board clearly understand what the homeowners want from their HOA. The basic idea is to create a list of questions, primarily with multiple choice responses, which vary from "strongly agree" to "strongly disagree".

NEW BUSINESS:

- None.

ADJOURNMENT: The meeting adjourned at 8:00pm. The next meeting of the NSHOA Board of Directors will be held at 7:00pm on the second Wednesday of next month, April 12th, 2006, at the Johnson residence, 3313 Sentinel.