

MINUTES

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

DATE: Monday, April 10th, 2006, 7:00 P.M.

LOCATION: Johnson Residence, 3313 Sentinel

ATTENDANCE & REVIEW OF MINUTES:

- Attendees: Thor Berg, Barb Ditmars, Joanne George, Karin Hale, Cindy Johnson, Steve Muller, Veronica Precella, and Paul Throckmorton.
- The minutes of the previous meeting were approved as-published.

THANKS:

- Thanks to those homeowners who submitted a ballot during the recent election (ended 3/17) concerning 2 policies and procedures! Both P & P's were approved by the homeowners.

BOOKKEEPER'S REPORT:

- Nine homeowners have not yet paid their HOA dues for the first half of 2006.

BOARD OF DIRECTORS VACANCIES:

- Veronica Precella has graciously volunteered to fill one of the 3 vacancies on the Board of Directors. The Board voted (5 in-favor, 0 against) to appoint Veronica to the Board, and we stated that she would be taking the space that was created when Paul Hastings resigned last month.

HOT TUB:

- Cindy reported that everything is fine.

(COMMON-AREAS) LANDSCAPE:

- We have again selected The Green Plan to perform our landscaping for this spring through fall. Any additional tasks, beyond those covered by the landscaping contract, which would cost \$50 or more must be approved by Steve before the task is performed.
- Someone at the meeting mentioned that we should put shredded cedar mulch around the bushes near the mailboxes and near the Northcreek sign. Steve will check into having it done.
- The Board voted (5 in-favor, 0 against) to have a rain sensor for our irrigation system installed if the cost is no more than \$300.

ACC Report:

- Thanks to Nancy Loving and Darla Schueth, who have volunteered to be on the ACC. Our Bylaws require that committee members be appointed by the President, and Steve appointed them officially.
- Karin Hale, the ACC Chair, stated that the ACC's goal for approval/disapproval response time to a homeowner is 72 hours (the Covenants give the ACC 30 days).
- Karin plans to have the ACC perform the annual "Walk-around" inspection/evaluation in June (probably the first weekend in June).

OLD BUSINESS:

- We still need more Board members (to replace 2 of the 3 recently-vacated positions), and we need Board members to act as Treasurer and/or Vice-President. If you're curious about what a Board member does, speak with any Board member.
- We're trying to determine what to do as a long-term solution for bookkeeping.

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NEW BUSINESS:

- Karin said that there has been a lot of low quality mulch created from trees downed by Hurricane Katrina, that some of this is infested with termites, and that some of it is making its way to Colorado.
- Veronica gave Paul an “Annual Report Due Date Notice” that she had received (due to being a previous member of the Board of Directors) from the Colorado Secretary of State. The report must be filed by 6/30/2006.
- We won’t be renting a dumpster this year for a neighborhood clean-up. People filled the (truck-sized) dumpster the year before last, but it wasn’t heavily used last year. We will probably rent a dumpster for a neighborhood clean-up sometime next spring.

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, May 10th, 2006, at the Johnson residence, 3313 Sentinel.