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

DATE: Wednesday, June 14th, 2006, 7:00 P.M.

LOCATION: Neighborhood hot tub area, 3392 Sentinel

ATTENDANCE & REVIEW OF MINUTES:

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

BOOKKEEPER'S REPORT:

- Barb distributed her monthly financial report, which we reviewed.
- Three homeowners have not yet paid their HOA dues for the first half of 2006. We will post, at the mail kiosk bulletin board, a list of addresses for which dues are delinquent. If you forget whether or not you've paid your dues, please look at the list.
- Steve and Veronica have done some work to get quotes for the cost for an outside company to do the bookkeeping. The quotes have tended to be high, error-ridden, and/or non-responsive. Steve will do some more work along these lines.
- Barb said that she is willing to continue as the Bookkeeper for as long as needed.

HOT TUB:

- The decking surrounding the hot tub needs to be repaired or replaced. The decking has collapsed in one area. Cindy will get quotes for repair. The Board authorized (6 in-favor; 0 against) Cindy to arrange for immediate repair if the quote is \$300 or less.
- Cindy will get quotes for replacement, possibly for wood construction and for Trex construction (a wood/plastic composite). Trex is believed to be a much more long-lasting material, so it may be the better option. Because it is likely that construction of a new deck would cost over \$1000, and the Board is not allowed to incur an expense greater than \$1000 towards maintenance and repair without approval of the homeowners, we will probably have to go ahead with basic repairs now, and possibly seek homeowner approval for replacement at the annual meeting of the homeowners, in November.

(COMMON-AREAS) LANDSCAPE:

- Mulching around mail kiosk and neighborhood sign: in the previous month's Board meeting, Steve told us that the one quote obtained, from our usual landscaping company, estimated that 3.5 cubic yards of mulch would be needed, which seemed very excessive to the Board. However, a second quote was obtained within the last month and it estimated a need for 3 cubic yards. The Board voted (6 in-favor; 0 against) to have the mulch installed, by the business with the lower quote.

ACC (Architectural Control Committee) Report:

- The ACC performed the annual "Walk-around" inspection/evaluation of yards and exteriors of homes over the weekend of June 3rd-4th. After the results are put into a more-easily readable format, a checklist for each property will be mailed to that property's homeowner.
- Karin wasn't able to attend the Board meeting, but provided a summary of the Walk-around results.
- A Board member mentioned that the ACC needs to define standards for problems with concrete driveways, sidewalks, etc. before next year's walk-around.
- The Board asked that an accompanying letter be sent with walk-around checklists. The letter should include trash/recycling bin size options offered to homeowners, the fact that a checklist noting violations is considered to be an "Initial Warning Letter", and a date that is considered to be the first

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day on which the violation correction period “clock” will start ticking (to be set at several days after the checklists are mailed).

- The ACC examined the HOA’s property containing the mail building and hot tub area, and noted several violations and made several comments. Regarding those violations and comments:
 - Steve will check into cost for trimming of trees.
 - Steve will remove the weeds from the hot tub area.
 - Cindy will get quotes for painting trim of the mail building. We voted (6 in-favor; 0 against) to allow a vote of the Board by e-mail regarding acceptance/rejection of trim painting quotes.
 - Paul will scan the walk-around checklist for the property and e-mail it to all Board members.

OLD BUSINESS:

- The Board voted (5 in-favor; 1 against) to begin charging a \$100 “transfer fee” to title companies when they ask to receive the documents and information regarding a property that is for sale. A Board member who is a realtor said that this is essentially standard practice.
- We still do not have a Treasurer. No homeowners have responded to the posting at the bulletin board, and no current Board members feel that they can devote more time to the HOA.
- Barb and Paul followed-up with completion and delivery of a form that our bank needed us to complete, which specifies who is allowed various financial powers. See last month’s minutes for more details.

NEW BUSINESS:

- Colorado’s Senate Bill 89 (a.k.a. 06-089), the so-called “clean-up bill” to last year’s SB100, has become law. Certain changes became effective immediately upon signing of the bill into law, and other changes become effective at a later date. These changes unfortunately require us to change certain of the HOA’s Policies and Procedures documents that were newly-required by adoption of 2005’s SB100, and to create a new document setting forth our “Procedure for addressing disputes arising between the Association and unit owners”. Once again, because Northcreek’s HOA Bylaws require that 51% of ALL lot owners must have voted in-favor of changes to policies and procedures in order to adopt such changes, we intend to prepare the revised P&P’s and the new policy (well) in-time for the annual homeowners’ meeting. We also intend to heavily encourage all homeowners to attend, in-person or by proxy, that November meeting. The Board is planning to have the revised and new policies and procedures ready for the Board to approve at September’s Board meeting. At the July Board meeting, we will decide upon the approach to take in order to accomplish this.
- Paul filed the annual report that Colorado’s Secretary of State requires from non-profit corporations. This is a simple report, with a \$10 fee for electronic filing.
- Social event possibilities: Veronica and Cindy will think about possibilities for a neighborhood-wide social event in August.
- Paul is planning to create and publish the summer neighborhood newsletter in July. He asked for input about interesting items to include, because he believes that the last newsletter was boring.
- Someone asked if the Association or the U.S. Postal Service manages the locks and keys for the mailboxes. Cindy said that the U.S.P.S. is the responsible party.

ADJOURNMENT: The meeting adjourned at about 8:30pm. The next meeting of the NSHOA Board of Directors will be held at 7:00pm on the second Wednesday of next month, July 12th, 2006, near the neighborhood hot tub.

-- Paul Throckmorton (NSHOA Secretary)