

MINUTES

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

DATE: Wednesday, August 16th, 2006, 7:00 P.M.

LOCATION: Neighborhood hot tub area, 3392 Sentinel Dr.

ATTENDANCE & REVIEW OF MINUTES:

- Attendees: Thor Berg, Joanne George, Cindy Johnson, Steve Muller, Veronica Precella, Paul Throckmorton, and Karin Hale.
- The minutes of the June meeting were approved as-published.
- Due to 2 known absences, plus scheduling difficulties with at least one other Northcreek Board member, no Board meeting was held in July.

CRIME REPORTED:

- Someone recently broke into a vehicle that was parked next to the hot tub area, along the cul-de-sac. Some items were stolen, although they were not visible from outside of the vehicle. (If you learn of a crime committed in the Northcreek area, please notify an HOA board member so that we can keep the neighborhood well-informed about the degree to which crime does or does not occur. Also feel free to tell us about any past crimes to help us accurately understand risks.)

BOOKKEEPER'S REPORT:

- Barb was not able to attend the meeting, but ensured that copies of her monthly financial report were available for the meeting. We reviewed the financial report.
- Review of the financial report showed that the water bill jumped very dramatically for June and July, beyond what seemed reasonable to most people at the meeting. The June bill was \$584 and the July bill was \$644. Karin will inspect the sprinkler system's timer and the details of our water bills to see if they reveal why the bills are so high. If no clear solution and/or answer is found, she'll find someone to check the HOA's water system so that we understand why the bills are high.
- 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.

HOT TUB:

- Cindy attempted to get quotes for short-term repair of the decking surrounding the hot tub, which had collapsed in one area. She contacted 5 businesses to ask for bids, and each of the five either didn't respond or responded and said that they weren't interested in doing the work. More than one said that they won't do work for homeowner's associations.
- After learning that we were having so much trouble finding someone to repair the hot tub deck, one of our neighbors, Mike Kingery, volunteered to fix it and has since repaired the deck. It looks much better and it is safe for the time being. With gratitude, the board voted (6 in-favor; 0 against) to buy a \$75 gift certificate to McGuckins Hardware for Mike. Thanks Mike!
- In Northcreek's history, the (wooden) hot tub deck has required replacement about every 5 years. At the annual homeowner's meeting, in November, we will discuss longer term solutions to the deck that won't require so much upkeep, such as the "Trex" material.
- We have recently discovered that the fence surrounding the hot tub area is no longer firmly anchored via the bolts in the wood, because the wood has decayed. Installing very long bolts may provide a fix that is suitable for a few years. The fact that many of the bolt heads have been welded to the fencing base will make repair more difficult.

(COMMON-AREAS) LANDSCAPE:

- Mulching around the mail kiosk and the "Northcreek" sign has been completed.
- One or two aspen trees on the mail-building lot should be removed. Steve will get quotes.
- Thor trimmed a tree that was partially blocking the sidewalk near the mail building. This was a necessary correction that the ACC noted during the annual walk-around.

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ACC (Architectural Control Committee) Report:

- Karin will schedule a time for the ACC to review the 36 properties that were found, during the ACC's annual "walk-around", to need one or more corrections. A completed "walk-around checklist" was mailed to every homeowner before the end of June. As of August 1st, all noted corrections related to "Clean-up and lawn" issues were required to be complete. All other noted corrections, those related to "Structural type" issues, such as painting and structural repairs, must be completed no later than October 1st.
- During the last 2 months, one request for approval of desired changes was submitted to the ACC. The request was approved.

OLD BUSINESS:

- We still do not have any volunteers to be the Board's Treasurer.

NEW BUSINESS:

- We would love to have a "welcome letter" to give to new residents of Northcreek, but our workloads may prevent this from happening.
- Colorado's Senate Bill 89 (a.k.a. 06-089), the so-called "clean-up bill" to last year's SB100 (a.k.a. 05-100), has become law. It requires "common interest communities", such as HOA's, to adopt one new policy and procedure document (related to "Alternative Dispute Resolution") and to revise 3 of the policy and procedures documents that were newly required last year by SB100. Because Northcreek's Bylaws don't allow the Board itself to adopt such policies and procedures, we intend to present the proposed changes well before the (November) annual meeting of the homeowners, and we'll have homeowners vote on the proposed changes at that meeting. This is again one of the type of changes that will be adopted only if at least 51% of ALL owners of the 71 lots vote in-favor of it, so the changes will be adopted only if 37 or more owners vote for the change.
- The law firm which we consult for HOA matters, Hindman-Sanchez, is willing to make the required changes to the 3 existing policy & procedure documents for \$195. The Board voted (5 in-favor; 1 against) to have Hindman-Sanchez revise these 3 documents.
- Regarding the newly required policy and procedure about Alternative Dispute Resolution, the Board reviewed the 3 samples which Hindman-Sanchez offers for free on their website. We decided to use a slightly-revised version of the simplest of H-S's 3 versions. We'd like it revised slightly in the sense that we want to make it clearer to homeowners that, in the event of any dispute involving the Association and an Owner, the Board encourages a homeowner to meet with the Board so that each can discuss the possibilities of using a form of alternative dispute resolution, such as mediation or arbitration, before either pursues litigation. Paul will construct and propose to the Board, via e-mail, a short addition to the simplest version provided by Hindman-Sanchez. At the 8/16/06 Board meeting we voted (6 in-favor; 0 against) to allow such a vote by e-mail.
- Hindman-Sanchez also notes, on their website, that SB89 may require certain HOA's to make changes to optional policy and procedure documents that have been adopted as a result of recommendation by H-S, but are not required by state law. The NSHOA has not adopted any such optional documents. However, a review of the changes that H-S says are necessary for recommended documents has left us uncertain whether our covenants and bylaws documents contain certain statements that conflict with SB89. We need to investigate this further.
- Joanne will probably soon be resigning as a Board member, because she hopes to soon have her house on the market and sold.

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, September 13th, 2006, near the neighborhood hot tub.

-- Paul Throckmorton (NSHOA Secretary)