

MINUTES

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

DATE: Wednesday, September 13th, 2006, 7:00 P.M.

LOCATION: Neighborhood hot tub area, 3392 Sentinel Dr.

ATTENDANCE & REVIEW OF MINUTES:

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

BOOKKEEPER'S REPORT:

- Barb presented her monthly financial report, which we reviewed. The gas/electric and water figure amounts were listed the same as last month's, so she'll review the bills to check for accuracy.
- Some homeowners have still not yet paid all of their HOA dues. Barb will post, at the mail kiosk bulletin board, a list of addresses for which dues are delinquent.

HOT TUB:

- Cindy was not able to attend the Board meeting, but she e-mailed some input to us before the meeting.
- A layer of stain has been applied to the hot tub deck. This is meant to be a short term solution, because we may be replacing the deck with Trex this winter.
- We should receive an estimate for replacement of the deck, with Trex construction, in the next week.
- 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 rotted. As a short term solution, two longer bolts have been put in, which made the fence much more stable.
- The gate leading towards the hot tub is out of alignment to the point that the gate is hard to lock. Next week, Cindy should receive the name of a person to fix the gate.

(COMMON-AREAS) LANDSCAPE:

- Review of financial reports over the past few months showed that the water bill jumped beyond what seemed reasonable to most people at the meeting. We don't currently have a volunteer to inspect the sprinkler system's timer and the details of our water bills to see if they reveal why the bills are so high. After that is done, if no clear solution and/or answer is found, then we need to find someone or some business to check the HOA's water system so that we understand why the bills are so high.

ACC (Architectural Control Committee) Report:

- Due to the current demands of her life, Karin Hale has decided that she cannot continue to serve as the ACC Chair. We need to find a volunteer to act as a replacement.
- We need to 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. 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.

OLD BUSINESS:

- As noted in last month's meeting minutes, we planned to vote by e-mail on a revised Policy and Procedure document regarding Alternative Dispute Resolution. Recently-enacted legislation requires us to have such a document. That document was revised, and the revised version was approved via e-mail (4 voted in-favor (Muller, Johnson, Precella, Throckmorton); 2 did not vote). This document will be provided to the homeowners well before November's annual meeting of the homeowners, and will be voted upon at the annual meeting.

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- Colorado's recently-enacted Senate Bill 89 resulted in changes that require the HOA to revise certain of our Policy and Procedure documents, which were created and approved over approximately the last year. These are the documents whose creation was required by the previous year's Colorado Senate Bill 100. At August's Board meeting we approved spending \$195 to have Hindman-Sanchez (the law firm we consult for HOA matters) revise the necessary documents to meet the changed legal requirements. The Board members received copies of the revised versions 3 days prior to this Board meeting. At this month's meeting, we voted upon whether to accept these 4 revised P and Ps as those to be the basis for voting upon by the HOA members at November's annual homeowners meeting. We approved (3 in-favor; 1 against) using these as the basis for voting in November.
- At last month's meeting, we discussed that Hindman-Sanchez's website notes that SB89 may invalidate elements of certain HOA's policy and procedure documents which H-S has recommended, but that are not required by state law. We don't have any such optional documents, but we wanted to understand if our covenants make any statements that would be overridden by SB89. SB89 includes new requirements about the display of political signs, and Veronica recently did some research which found that our covenants state that NO signs shall be placed on any lot with the exception of a sign advertising the property for sale or rent. So, that part of our covenants will be trumped by state law. SB89 also includes tiny changes to requirements about the display of flags, and Veronica intends look at our covenants to learn what they say about this subject.

NEW BUSINESS:

- We discussed possible dates for the November annual homeowners meeting. We plan for the meeting to be at 1:00pm on either Sunday, November 5th or Sunday, November 12th. Steve will check with other Board members, and then inform the Board by e-mail of the chosen date. Homeowners will be officially informed about the meeting sometime between 15 to 60 days before the meeting.
- Steve mentioned that we needed to decide whether or not to renew our legal retainer plan with Hindman-Sanchez, a specialist law firm that we use for HOA-related questions. We decided that it was not clear that we'd need to consult with them regularly in the near future. As such, we decided to allow the retainer plan to lapse (4 in-favor; 0 against), knowing that we or the next Board of Directors could choose to resume use of a retainer plan if preferred.

ADJOURNMENT: The meeting adjourned at 7:40pm. The next meeting of the NSHOA Board of Directors will be held at 7:00pm on the second Wednesday of next month, October 11th, 2006, near the neighborhood hot tub.

-- Paul Throckmorton (NSHOA Secretary)