

Meeting Agenda for the Northcreek Subdivision HOA Board Meeting

Held January 10, 2007, 7:00PM, 4847 Hopkins Place

Attendance & Review of Previous Meeting Minutes

In attendance were:

Barb Ditmars, Bookkeeper

Paul Throckmorton, ACC Member

Rick Ditmars, ACC Chair

Cindy Johnson, HC Chair

Ted Kennedy, Vice President

Kristian Benson, President

The next meeting was scheduled for 7:30 PM, February 6, 2007, at 4847 Hopkins Place. All are welcome to attend.

Treasurer's Report

Treasurer: Jennifer Abshire

Bookkeeper: Barb Ditmars

a. Review of Financial Statements

Financial statements for 2006 were reviewed. Current balance of CD at 1st National Bank was reviewed (mature in April of 2007). Check from insurance company for \$507.90 to cover the damage caused by last years broken pipes was given to Barb for cashing.

b. Dues Status

There are currently (4) houses with outstanding dues from 2006. Notices and fines were sent out with the 2007 dues notice.

c. Other Issues

i. Change of bank

The Board agreed to change banks to 1st National Bank. They have an account type for HOA's. The date of this changeover will be determined.

ii. Accounting software

The board agreed to purchase a copy of Quicken for bookkeeping.

Architectural Control Committee Report

ACC Chair: Rick Ditmars

ACC Members: Steve Mueller, Paul Throckmorton

Rick nobly agreed to serve as ACC Chair for 2007. Additional members (2 – 4) are needed for the committee.

d. Schedule for Review

The walk around is tentatively scheduled for Memorial Day weekend.

Landscaping Committee Report

LC Chair: Steve Mueller

LC Members: N/A

Steve nobly agreed to be the LC Chair for 2007.

e. Current Status and Outstanding Issues

i. Exorbitant summer water bills

Steve will be investigating this further this year.

ii. Landscaping contract

- Steve is checking with other landscaping companies to see if we should change companies.
- There will be some costs for removing the dead / dying trees adjacent to the Northcreek sign this year.
- Steve is checking to see what sort of plowing contract we could get from our current landscaping contractor.

Hot Tub Committee Report

HC Chair: **Cindy Johnson**

HC Members: N/A

Cindy nobly agreed to serve as the HC Chair for 2007.

f. Current Status and Outstanding Issues

- i. Review of status with new deck approved at 2006 Annual Meeting
The
- ii. Repair work at the bathrooms
Cindy and Paul will be coordinating the repair contract(s) for the bathroom. They will evaluate whether or not the women's bathroom should be redone.

Outstanding Issues

a. Snow / Ice Removal at Common Areas

- i. Thanks to all who removed snow and ice in the mailbox area and path connectors.

b. Security

- i. Neighborhood Watch
Kristian will check with the Boulder PD to see what a neighborhood watch entails.
- ii. Lighting
The Board agreed to table this until the next meeting.

c. Snow Removal Contract

Steve M. will check with our landscaping contractor to see what a plowing contract would cost.

New Issues

1. Kristian tabled changing the Board meetings from monthly to quarterly. The Board agreed to keep them monthly for the near future.
2. Cindy, Steve, and Rick all agreed to be Committee Chairs for 2007. All chairs and board positions, with the exception of Secretary, were filled for 2007. An announcement will be posted on the mailbox message board (which will include a request for more ACC members). Kristian will send out a letter to all households to introduce the new board and chairs.
3. Paul T. gave Kristian the keys for the HOA mailbox (3392 Sentinel). Kristian will give those keys to the Treasurer, Jennifer Abshire.

Adjourn