

Meeting Agenda for the Northcreek Subdivision HOA Board Meeting

Held March 13, 2007, 7:30 – 8:30pm, 4847 Hopkins Place

Attendance & Review of Previous Meeting Minutes

In attendance were:

Jennifer Abshire, Treasurer

Rick Ditmars, ACC Chair

Ted Kennedy, Vice President

Steve Mueller, Landscape Committee Chair

Paul Throckmorton, ACC Member

Cindy Johnson, HC Chair

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 January and February 2007 were reviewed. Current balance of CD at 1st National Bank was reviewed (mature in April of 2007). New account was opened at 1st National Bank.

b. Dues Status

Barb and Jennifer will confirm that no dues for 2006 are still outstanding. 57 of 72 households have paid 2007 dues.

c. Other Issues

Insurance check from Christmas damaged (\$1592) will be deposited into 1st National Account.

Architectural Control Committee Report

ACC Chair: Rick Ditmars

ACC Members: Steve Mueller, Paul Throckmorton

a. Current Status and Outstanding Issues

The architectural walk-around was scheduled for June 3, 2007. Nicky Vanbulk agreed to join the ACC walk around. We are still looking for 1-2 additional people to participate in the walk-around. Paul stated that there is a walk-around checklist on the website.

Landscaping Committee Report

LC Chair: Steve Mueller

LC Members: N/A

a. Current Status and Outstanding Issues

Steve completed the landscape contract. The contractor will perform an irrigation start-up and check the heads (3) times (bi-monthly).

Steve also investigated the history of the exorbitant summer water bills for the common area. Usage for the common area varied between 70,000 and 147,000 gallons per month in the summer months. The winter months are billed at the minimum amount (the hot tub uses a small amount). Steve will evaluate the usage early this summer after the irrigation start-up and head check. With the new programmable system and new heads, if needed, the usage may drop dramatically.

Ted and Kristian agreed to remove the dead aspens adjacent to the Northcreek sign.

Hot Tub Committee Report

HC Chair: Cindy Johnson

HC Members:

Paul Throckmorton

a. Current Status and Outstanding Issues

Given the scope of the damage to the bathrooms and the fact that octagonal hot tubs are no longer available, the Board agreed to suspend the installation of the new deck proposed at the HOA meeting last summer. When it is time to replace the hot tub the Board will evaluate the replacement of the deck.

Cindy is scheduling the demolition work in the bathrooms for next month. When the scope of demolition is known, the Board will pursue a contract to replace the demolished parts.

Outstanding Issues

The Board agreed not to pursue a plowing contract for the winter of 2007.

Kristian will send out a notice regarding the replacement of exterior light bulbs.

Old Issues

Kristian tabled changing the Board meetings from monthly to quarterly. The Board agreed to keep them monthly for the near future.

New Issues

Other than the discussion above, no new issues were tabled.

Adjourn