

Minutes of Northcreek Subdivision HOA Board Meeting
Held at 7:30 PM April 14th 2009
Next meeting is at 7:30 June 9th 2009 at 4817 Hopkins
All welcome to attend

In Attendance:

President: Casey Najera
Vice President: Brian Schultz
Treasurer: Doug Carmichael
Landscaping: Steve Muller
ACC: Thor Berg
ACC: Rick Ditmars
Hot Tub: Cindy Johnson

Anyone else??? Sorry, I didn't record attendance during the meeting itself.

Minutes:

1. The minutes from February's meeting were approved.
2. An updated financial report from Barb was distributed. This report includes the 2009 dues that have been paid thus far. Our current balance is \$20,067.42, and we are expecting approximately \$5,400 more in dues this year. However, our expenses for the rest of this year are expected to total roughly \$10,800. There were several questions related to the financial report:
 - a. What should we do with the "extra" money that we currently have in checking? Put a portion of it into a CD? Note – no decision was made on this during the meeting itself.
 - b. It was noted at the meeting that we already have money in a CD... How much is there and when does it come due? I checked with Barb Ditmars and got the answers to this: The CD comes due on 4/30/09. The amount of the CD is \$20,810.58. The new rate will not be determined until the CD matures and renews. We then have 10 days to withdraw the funds w/o penalty, if we want to. Note - the amount of the CD is not included in the balance on the Treasurer's report. The balance on the Treasurer's report is the balance of the checking account. The checking account is non-interest bearing.
 - i. My personal comment – it sounds like we have enough funds in checking to cover all expected expenses for 2009, as well as to cover roughly \$9,267 of unexpected expenses (if any), with an

additional \$5,400 in revenue expected later this year. That sounds more than sufficient to me. I don't see a reason to withdraw funds from the current CD when it comes due on 4/30.

- c. There were several small community expenses from Paul Throckmorton (lightbulbs, etc. for the common area). These were approved for reimbursement.
- d. The Treasurer's report was approved.
- 3. Landscape – do we need spring spraying of the common area?
 - a. Doug checked with Nancy Loving. She recommended getting estimates from companies such as St. Vrain and Davey Tree to determine whether the trees have any infestations, and to decide whether spraying would be appropriate.
 - b. Nancy believes there were some residents who objected to spraying the common area grass with herbicides.
- 4. Architectural Control Committee
 - a. The walkaround to review each homeowner's property will be in early June. Notifications will go out before Memorial Day.
- 5. Hot Tub committee – nothing new to report.
- 6. Insurance:
 - a. Casey spoke with Farmers Insurance to confirm that our insurance policy is in good shape and meets all bylaw requirements.
- 7. Solar Panels:
 - a. Doug received estimates from four solar panel companies. Namaste Solar and Lighthouse Solar gave the lowest estimates. These two companies have been invited to speak to the other NorthCreek homeowners who are potentially interested in solar panels. After these presentations, each homeowner can decide whether or not to install solar panels, and we will try to work out a group discount if we have multiple homeowners interested in panels from the same vendor. For more detailed information on the solar panel research, please speak with Doug.
- 8. New Roofs:
 - a. Brian Schultz has done a lot of research into this topic, including calling references and checking with the Better Business Bureau. Brian narrowed down the roofer choices to Tiley, 3R, and Van Lier. Tiley's quotes were about **\$1,000 (Brian - is this number correct?)** more than quotes from 3R and Van Lier for comparable installations. In addition, 3R and Van Lier are local. As a result, they have become the two finalists. Note - the cost for a typical 30-year Tamko Heritage shingle installation from these companies is roughly **\$4,300?** Roofers typically expect homeowners to pay 50% down, 40% at completion and 10% at walkaround.

- b. There are several other shingle options that we could consider, which have better wind ratings. There was a discussion regarding whether to allow multiple shingle types, as long as they are all very similar in appearance. It was noted that in the past a homeowner who installed a non-approved shingle had to replace the new shingles with the approved shingles (does anyone know who this was?). There was no final decision regarding whether to allow several types of shingles.
- 9. Long-term parking on the street:
 - a. There is a black Chevy pickup that has been parked on the street for months. The HOA bylaws specify a 3-day limit for parking on the street. Casey will put a notice on the vehicle with his name and number to let the owner know that the vehicle must be moved. If it isn't moved, Casey will notify the police.
- 10. Other neighborhood events:
 - a. The HOA has organized community garage sales and a community "spring cleaning" dumpster in some previous years. There was some interest in organizing these types of things in the future, although a final decision was not reached on what to do or when.
- 11. Next meeting:
 - b. Casey will host on June 9th. He is at 4817 Hopkins.

Adjourn