

Minutes of NorthCreek Subdivision HOA Board Meeting

Held at 7:30 PM September 8th, 2009

Due to the sudden and tragic loss of our Casey Najera, the next meeting date is still being determined.

In Attendance:

President:	Casey Najera
Treasurer:	Doug Carmichael
Secretary:	Cathy Cantor
ACC:	Thor Berg
ACC:	Rick Ditmars
ACC:	Paul Throckmorton
Hot Tub:	Cindy Johnson
Landscaping:	Steve Muller

Minutes

The minutes from July's meeting were approved.

Treasures Report

We have 4 Homeowners that have not paid dues at all for the year

We have 6 Homeowners who have paid 1/2

The suggestion was made that we include a reminder to those homeowners' in the SASE with the proxy and annual information.

We had \$8800 in expenses this year.

The budget was \$14,700

The Treasurer's report was approved.

Landscaping

The sprinkler system is costing us approximately \$50.00 per month. We should come in under the water budget for the year.

The hot tub costs around \$50 a month as well.

The Green Plan will get approval from Steve if they feel something should be adjusted.

We are discussing renovating the mailbox and hot tub area.

There is a dead Aspen at the NorthCreek sign that needs to be removed.

Steve received preliminary landscaping designs. The designs would include plants, river rock, etc which are drought resistant and need very little to no maintenance. The bid we have now would cost \$4700 to remove and replace with new foliage.

Steve, for competitive purposes, will receive another bid.

The landscaping report is approved.

Architectural Control Committee

Rick said there were very few issues with the walk around. A few people had trees over hanging into the street. He will go back out again to ensure those few owners cut back the trees.

One homeowner needed to replace their garage door. We were advised that wood garage doors are no longer available.

New Roofs:

The list of approved shingles includes:

- Tamko- Heritage-Weathered Wood Color
- Owens-Corning-Weatherguard-HP - Driftwood Color
(You may be able to get an insurance premium reduction with this shingle.)
- GAF/Elk Timberline - Cool Weatherwood + Antique Slate
(Qualifies for both Climate Smart loan & Fed Tax Credit)

3R Roofing was the contractor Brian chose after interviewing various firms. If a homeowner wishes to use 3R, they should let them know they are part of NorthCreek.

Homeowners can however choose any vendor or contractor they desire.

The board will include with the annual letter a list of the approved materials and a reminder that any modifications a homeowner wishes to do, must be approved by the AAC prior to installation.

The board has also approved the use of solar panels.

Hot Tub Committee – Cynthia Johnson

The deck and hot tub need to be replaced, age, wear, etc.

The estimate is \$5,000 for the hot tub and \$1000.00 for the deck area. The renovation of the community area will be included in the 2010 budget.

The mailbox structure also needs upkeep. Cindy will be getting estimates to power wash, clean gutters and paint the mail structure. This does not include shingles.

The Hot Tub update is approved.

ANNUAL MEETING

The annual meeting will be **November 1st, 3-5PM.** (After the Broncos game :-) It will be held at the hot tub area unless there is incumbent weather. Then it will be at Paul's Throckmorton's home at **3343 Sentinel Dr.**

Adjourned