

Minutes of Northcreek Subdivision HOA Board Meeting

September 11, 2012

In Attendance:

President:	Cat Cantor
Vice President	Doug Carmichael
Secretary:	Andrea Merrill
Treasurer:	Steve Muller
Webmaster:	Paul Throckmorton

Call to Order: 7:40 p.m.

Last Board Minutes: Approved

Owner's Comments: None

Treasurer's Report:

- A total of five homeowners have outstanding 2012 dues. Demand letters will be sent.
- Budget Review:
 - 2012 Budget: Barring any unforeseen expenses, we currently project a surplus of \$800.00 to \$1,000.00.
 - 2013 Budget: Surplus estimated at \$2125. Homeowner annual dues will remain the same.
- The treasurer will audit the spa budget to ensure accuracy of fees for chemicals, etc.

Community Yardsale/Roll-off Dumpster

The board has budgeted for a roll-off dumpster to be used in conjunction with a community yard sale in July 2013. Cost is approximately \$300 for the dumpster. A committee (or at least a Chair for the Community Yard Sale) will be required. Residents will place items for donation next to the dumpster, and trash inside it. The committee will arrange for a charity pick up for donated items. The dumpster will remain until it is full; then it will be removed.

Snow Removal

We will keep track of snow removal dates to ensure accurate bookkeeping.

Landscaping:

- Grinding of stumps of the recently removed Russian Olive Trees will be put out to bid in 2013. Actual removal in 2013 will depend on the cost of this project within the context of the 2013 budget as well as other landscaping work under consideration.
- Dead Aspen Tree should be removed this year.
- Landscaping in front of mail boxes. With board approval, Loving Gardens Landscaping will submit a design for this. The proposal will be considered at the next Board meeting.
- The bushes in front of the mailboxes need to be trimmed back.

Annual Meeting Notice/Next Board Meeting

October 14, 2012, 4:00 p.m. At the Hot Tub. Pizza will be provided. Bring your own beverages. Doug Carmichael will order pizza. Mock Property Management will collect proxy forms.

Meeting Adjourned: 8:45 p.m.