

Minutes of Northcreek Subdivision HOA Board Meeting

March 8th, 2012

In Attendance:

President:	Cat Cantor
Secretary:	Andrea Merrill
Treasurer/Landscaping Chair:	Steve Muller
Hot Tub:	Sue Franz
ACC:	Kirsten Heckmann,
Mock Realty:	Beth Silverman
Ted Kennedy	

Call to order: 7:10 pm

Last Board Minutes: Approved

Owners Comments: None

Treasurer:

We are waiting for the final bank statements from the old bank. Beth expects them this week.

Beth is still working with Gabe to coordinate transfer of information.

Beth and Steve will coordinate signatures on accounts and other details at Bank of the West.

Landscaping:

Steve presented the bid by Sun and Shade Landscaping:

Total cost for the year: \$2,930

Extra work is \$40/man hour; Irrigation is \$50/man hour.

Steve will review the contract to ensure that all our needs are included.

Steve will manage irrigation clock & schedule. George of Sun & Shade will perform irrigation system start-up, regular system checks, winterization and any needed repairs.

The board approved the bid. Steve will finalize the contract with Sun and Shade

Snow Removal:

YTD (2012) is \$460.00. This is already almost what we spent in total last year, although this figure includes the December snowstorm.

We currently do not plow the two paths to the bike trail. Historically, residents nearby have performed this service voluntarily. If we add this extra plowing, it would likely double our cost for the year. For now, we will not have those paths cleared.

We have a current contract with Alex's Landscaping for our current snow removal around the mail kiosk. We don't have a contract for the two bike path connectors, which they plowed on a one-time basis in February. Beth will provide financial history to Steve, who will review the agreement and charges. He will also review the budget to see how much we can afford to spend on snow removal.

While doing supplemental plowing, the plow damaged some white wire fences in Debra Lambert's (3375 Sentinel) yard. Replacement cost is less than \$40.00. The plowing company will reimburse Debra.

Issue with down fence between our community and Apple Green

A fence between a Northcreek resident's yard and the Apple Green subdivision has fallen down. Chris Ellefson and Beth viewed the location of the fence; it does not appear to be on Northcreek common area property. Our insurance policy does not have any coverage for a fence at that location. The City of Boulder building permit records seem to indicate that Monroe fencing installed the fence for a private residence. There are no city records indicating that either Northcreek HOA or the developer pulled that permit. Based on that information, the Board concluded that the fence is not the responsibility of the NSHOA. Currently, it is unclear whether the fence falls on the property of Apple Green HOA or individual Northcreek homeowners. Cat will notify the owner*, and will suggest that individual owners may want to work together to get it fixed.

*Addendum: After the meeting, Cat and Mock agreed that Mock will contact Apple Green.

Hot Tub:

The hot tub gate is now working.

The Hot Tub temperature is now 100, but should be about 102.

Paint Colors

The Board reviewed the color palette, which was approved as a “Fast Track” Palette.

“Trim only” colors will be marked as such on the palette.

Colors chosen from the Fast-Track Palette will be approved immediately.

Homeowners who desire variation from the Fast-Track palette may complete the ACC form for the Board’s approval.

The Board will respond to any ACC requests within 30 days.

Beth will work with Fred Baker (3356 Sentinel) on his current request.

Pavers

Lyn (4833 Hopkins) has requested the use of pavers on her driveway instead of concrete, which has been significantly damaged by tree roots. Re-pouring concrete is not an option, since the roots will break the new concrete immediately.

The Board approved the concept. Lyn will provide design and samples to the board for project approval. The Board will review the final design and samples. Neutral colors will be used. The Board must approve the project before it goes forward.

Rules and Regulations

Board members will review current rules to ensure that they are relevant and work for the community. They will bring comments or concerns to the next meeting.

Next Meeting: Tuesday, June 5, 7:00 p.m.
 Location TBD

Meeting Adjourned: 8:30 p.m.