

Minutes of Northcreek Subdivision HOA Board Meeting
Thursday, January 31, 2013

In Attendance: Cat Cantor, Doug Carmichael, Andrea Merrill, Steve Muller, Paul Throckmorton, Ted Kennedy, Beth Silverman

Call to Order: 7:40 p.m.

Last Board Minutes: Approved

Owner's Comments: None

Board Elections:

Cathy Cantor – President
Doug Carmichael – Vice President
Andrea Merrill – Secretary
Steve Muller – Treasurer
Landscaping Committee Chair – Steve Muller
Webmaster – Paul Throckmorton (Non-board member)
ACC Committee Chair– Kristian Benson –Chair, ACC Committee
At Large – Ted Kennedy

Treasurer's Report:

- Dues remain \$340/year.
- Currently \$530 in back dues are owed to the HOA. Collections have greatly improved since Mock has been our management company.
- We have a surplus of \$1400 for 2012, which will carry forward to 2013
- Mock Property Management will manage all issues regarding the hot tub.
- The Treasurer will meet with the bookkeeping team at Mock to perform an audit of the 2012 financial records.

Landscape Report

- We are satisfied with the service provided by Sun & Shade in 2012. They provided good work and were responsive to our issues. The Board approved a new contract with Sun & Shade for the same services at same price.
- Last year big expense was removing the Russian olive trees. To have the stumps removed would be an extra expense.
- Loving Gardens submitted a design for landscaping in front of the mail boxes now that the Aspen trees have been removed. This would require \$1030 more than what is currently budgeted. Some landscaping can be done within the allotted budget. For the moment, the proposal for re-landscaping the flower beds around the mailboxes and hot tub was tabled until further assessment of other likely capital expenditures needed in 2012, which may include painting/repair of the hot tub platform fencing and re-roofing of the mail kiosk building
- Hot Tub:
 - The fence around hot tub needs paint, and some bolts need to be replaced. Mock will obtain pricing information for this project.
 - The roof on the building needs to be redone. Mock will request quotes for this as well, and research warranty information.

Ditch Leaking issue:

- Beth stated that, since there is no written statement of HOA responsibility for the ditch, the Board has no role at this time. However, although the Board accepts no responsibility for ditch maintenance, the Board does recognize that the water being pumped/leaked onto the neighborhood streets is a problem for the community that needs some kind of resolution.

Next Meeting: Wednesday, May 29th, 7:30 pm
 4882 Hopkins, Doug's House

Future Meetings: August 15
 October 13 (Annual Meeting)

Meeting Adjourned: 9:00 p.m.