

Minutes of Northcreek Subdivision HOA Board Meeting

Thursday, March 3, 2015

In Attendance:

Board Cat Cantor, Doug Carmichael, Ted Kennedy, Andrea Pappas Merrill, Paul Throckmorton, Debra Lambert, Bill Bevis (Mock Property Management)

Homeowners Melodie Christal, Leslyn Rose, John Schott, Brian Tremblay

Call to Order: 6:00 p.m.

Approval of Last Board meeting minutes Approved

Owners Comments: None.

Financials: 16 properties have dues outstanding. Late fee notices will be sent for those who have not paid as of February 10.

Bruce Mock is the only signer on the bank account. No changes were discussed.

Business:

Parking: Bill stated that he corresponded with the City and the fire department via email. The letter recently sent to all homeowners reflects the outcome of that correspondence. John stated that he had taken a walk through the neighborhood, and he noted that one car has been parked in the same spot for almost six months. If residents don't adhere to the parking regulations, other community members may take it upon themselves to call the police. Paul will update the web site with a map illustrating legitimate parking spaces, and will publish the letter sent last month regarding parking. This letter will also be posted at the mailbox.

John stated that there is a trailer in a driveway, and that there is a vehicle in a driveway that has not moved, and appears not to be in working order, which is not consistent with our covenants.

Melodie will flyer the neighborhood with parking information. She will work with Bill to ensure that the wording is correct and legal.

Walk around Will be scheduled in the next two months. Doug stated that the notification of the annual walk-around will be sent out approximately 30 days before the walk around. The letter will include a description of what the board will be looking for. Other suggestions for inclusion in the letter were:

- Another copy of the parking letter
- A notice of a neighborhood "clean up" along the ditch, seeking volunteers (see item below)

Landscaping Debra reported on her turnover from the last Landscaping chair, Steve. There are some concerns about the current communication with Sun & Shade. Steve suggested that we shop around for a new landscaping company.

Debra will determine a scope of work, and will evaluate Alex's Landscaping, our current snow removal provider. She will put forward recommendations and quotes.

Train Noise Paul will put a link to the city document re: train noise on the web site.

Hot Tub Bill will get additional quotes for both maintenance and replacement of the cover and locks.

Ditch There is no update on the ditch issue.

Cleanup Debra stated a desire to organize a clean-up along the path by the ditch to be held the same day as the City of Boulder's cleanup day, May 16. We will include this in the upcoming mailing.

Community Email: Paul Throckmorton, our webmaster, administers a Yahoo group called "Entire Northcreek Neighborhood." It may be out of date. Melodie and Debra offered to distribute flyers asking for email addresses in order to update this list. The list is a private one, and emails are safe. The list is used only as a vehicle for neighbors to share information, and to send out HOA Meeting Minutes. Mock also keeps a list of emails.

Meeting Adjourned: 7:30 p.m.

Next Meeting: Tuesday, June 23 at 6:30pm, 3351 Sentinel, 2015, Andrea's house.