

Minutes of Northcreek Subdivision HOA Board Meeting
Tuesday, April 12, 2016

In Attendance: Bill Bevis (Mock), Cat Cantor, John Brunner, Rebecca Brunner, Ted Kennedy, Andrea Pappas Merrill, Nancy Loving, Ron Pickarski, Paul Throckmorton, Mark White

Call to Order: 6:20 p.m.

Approval of Last Board meeting minutes Approved.

Owners Comments: See below.

Financials: Two properties are delinquent on their annual dues. Late charges will be assessed.
Hot Tub costs may be excessive when compared to usage. Board will discuss sending a survey to get reliable data.

Business:

Path/Tree/Fence/ House Damage Responsibility Our property management company (Mock) is investigating who must pay to remove a tree that has fallen across the bike path onto a home. Our HOA covenants say one thing and the city says something different. The HOA is not liable or obligated to pay for damage to a resident's fence if a tree falls on it.

Short Term Rentals City of Boulder approved short term rentals this year. The board stated that it will follow City of Boulder rules at this time as there is no language in in our covenants regarding this. To make changes, 2/3 of the neighborhood would have to vote on it.
Owners who rent their homes for short term rentals must follow all city regulations.

Paint Color Palette Correction Mark volunteered to create an updated palette.

General Business: The path between Hopkins and the bike path is overrun with weeds. The board recommends that we schedule to have concrete put in next January, and to do a stop gap measure for this summer.

Concrete work has been performed in a driveway, possibly without approval. Bill will follow up.

Terry Furman emailed to get us to "quiet zone" the train tracks.

Meeting Adjourned: 7:30 p.m.

Next Meeting: Tuesday, July 19, 6:15; Location TBD.