

Minutes of Northcreek Subdivision HOA Board Meeting

Thursday, January 5, 2017

In Attendance:	Honey Ahijevych, Bill Bevis (Mock Property Management), Cat Cantor, Doug Carmichael, Ted Kennedy, Andrea Pappas Merrill, Ash Macon, Veronica Precella, Darla Schueth, Rebecca Bruner (Homeowner), Nancy Loving (Homeowner/vendor), Paul Throckmorton (Webmaster)
Call to Order	6:20 p.m.
Introductions	Welcomed new board members.
Approval of Last Board meeting minutes	Approved.
Owner's Comments	None
Election of Board Positions	President: Cat Cantor Vice President: Doug Carmichael Secretary: Andrea Pappas Merrill Treasurer: Veronica Precella
At-Large Board Members	Honey Ahijevych, Lance Evans (not present), Ted Kennedy, Ash Macon, Darla Schueth, Veronica Percella
Subcommittees:	
Architectural:	Ted Kennedy, Honey Ahijevych, Darla Schueth
Landscape:	Ash Macon. We will recruit for other members of the committee.
Neighborhood:	Ash Macon, Honey Ahijevych
Kiosk:	Ted Kennedy will clean out the kiosk 4x/yr.
Budget:	• The Board approved the proposed budget, which is based on keeping the hot tub mothballed (non-operational) this year in order to reduce expenses. • There is currently \$28,000 in reserves. There will be a large decrease in reserves because of the work on the trees this winter. • Many expenses will increase in 2017, including water, electric, and insurance. This will negatively impact the budget as well. • Dues for 2017 are \$350.00. Dues will need to be raised in future years to offset higher annual costs as well as occasional expenses such as the tree removals. The NCHOA covenants state that the Board has authority to raise dues by up to 10% in any given year without a vote of the membership. Any increase beyond that would require community approval at the annual meeting

Business:

- **Tree Removal along bike path.** The total price for the tree project is approximately \$15,000. The Board voted to use the reserves to do the entire project now, and will discuss options for replacing the reserve at a future meeting. Blue River has been chosen to perform the work.
- **Hot Tub.** The hot tub is currently winterized and is not in working order. The Board discussed options for re-opening the hot tub, which would require money to fix it as well. The Board voted to table the issue until the next meeting. Meanwhile, the Board will reach out to neighbors to determine their feelings.
- **Landscape issues/contractors.** Nancy Loving offered to be the landscape vendor, and will submit a vendor packet to Mock. Mock will manage the contract for landscape services and Nancy will then subcontract to other vendors. Nancy will report to the Landscape Committee, who will report back to the board.
- **Snow removal:** Will include connectors to bike path, and all sidewalks that are common areas.
- Minutes will be distributed via the “Entire Northcreek Neighborhood” yahoo group. If you are not in this group please join it. Minutes will also be posted at the Kiosk, including time/date/location of next meeting. Owners may also contact Mock to get this information.

Next Meeting:

Thurs, April 13, 6:15 pm, Cat Cantor’s house 4805 Hopkins Place.

Meeting Adjourned:

8:00 p.m.