

Minutes of Northcreek Subdivision HOA Board Meeting

Tuesday, September 21, 2017

In Attendance: *DCM:* Beth Silverman, Distinctive Community Management (DCM)
Board: Honey Ahijevych, Cat Cantor, Doug Carmichael, Ted Kennedy,
Ash Macon, Andrea Pappas Merrill, Veronica Precella, Darla Schueth

Not in Attendance: Lance Evans

Call to Order: 6:23 pm

Approval of minutes Approved.

Owner's Comments: Paint request from 3388 Sentinel Drive approved by Board.

Financials: Reviewed by the Board. Veronica will follow up with Paul to post a copy of financial information to the Northcreek website.

Business:

New Management

Introduction: Beth introduced herself and DCM, and covered the following changes in our contract:

- DCM will use a management software, thus owners will be able to logon to view information about their property.
- Dues bills will have electronic payment option. Details for billing and payment TBD.
- DCM will contract with a CPA. Financials will continue to be sent monthly. Seven years of financial records and three years of general records will be kept.
- The Board will assign two members to be signors on our checking account.

Budget

Review: The budget is a working document and will be reviewed monthly by the Board. Target is to maintain two months of income in the Northcreek checking account. Some items to be presented on the 2018 budget on October 29 are:

- Replace parcel boxes at mail kiosk.
- Replace Volleyball court sand (est. \$3,500).
- Beth will inspect the wooden bridge across the ditch by Ted Kennedy's house, and will make recommendation for possible repairs.
- Adjust spa budget from \$2,000 to 4,000.
- A \$25 increase in HOA dues, to \$375/year will be discussed.

Tax

Returns: \$250/year – Preparer Griffin and Associates.

Mgmt.

Contract: Approved by the Board.

General Bus: None.

Annual Meeting: Sunday, October 29, 4:00 pm, at Elevations Credit Union.

Meeting Adjourned: 7:45 p.m.