

Minutes of Northcreek Subdivision HOA Board Meeting

Wednesday, October 3, 2018

In Attendance: **DCM:** Beth Silverman, Distinctive Community Management via telephone
Board: Doug Carmichael, Ash Macon, Andrea Pappas Merrill, Veronica Precella, Darla Schueth

Not in Attendance: **Board:** Honey Ahijevych, Cat Cantor, Lance Evans

Call to Order: 6:22 pm

Approval of minutes: Approved as submitted.

Owner's Comments:

- An owner asked about follow up to the walk around. Most response from homeowners was good. Letters will be sent to those who have not complied.

Financials:

- Financials will be re-created with accurate budget numbers approved at last year's annual meeting, and will be reviewed by the Board via email.

Business:

1. Legal discussion. Received recommendations from legal counsel. Discussion was deferred until counsel could attend. Most revisions are in conformance with Colorado law. Estimated cost for rewrite per DCM is \$6800. Northcreek homeowners must approve this expense.
2. Budget. Discussion deferred pending updates.
3. Annual Meeting Date. Tentatively scheduled for November 11th, 4:00pm, Elevations Credit Union. DCM will verify.
4. Review Reserve Policy. The Board voted to hold one year's worth of annual dues in reserve for the community.
5. Website/form update. DCM will update forms and webmaster will upload them the website. Still working toward getting 3 years of financials on the website.
6. Snow Removal Contract. The Board voted to approve the snow removal contract.
7. General Business: None

Meeting Adjourned: 7:27 pm.

Next Meeting Date: Wednesday, October 17, 6:15 pm, 4882 Hopkins. Budget and legal documents will be discussed.