

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Wednesday, January 29, 2020

In Attendance: ***Board:*** Cat Cantor, Allison Russell, Ted Kennedy, Michelle Kinkead, Honey Ahijevych, Stuart Watada, Doug Carmichael
Distinctive Community Management (DCM): Beth Silverman, Christine Stolt

Call to Order: 6:20 pm

Approval of Minutes: The minutes of the Oct 23, 2019 board meeting were unanimously approved.

Owner's Comments: Some of the streets in our neighborhood have had snow/ice for the last 2 months. In the future, we could potentially use the City of Boulder IceBusters program to break up the ice on our streets. Alternatively, we could have our current "common area" snow removal crew plow our streets after particularly bad snowstorms, although that would cost us additional money.

Financials: We finished 2019 under budget, despite higher-than-expected legal expenses related to the HOA document revisions. We came in under budget because of the shutdown of the hot tub during the majority of 2019. As of 12/31/19, we had approximately \$16,900 in HOA bank accounts. Total expenses in 2019 exceeded total dues, primarily due to the substantial ("one-time") expense of legal document revisions.

Business:

1. Legal Documents Revision Update: The attorney's responses to the questions and comments from our annual meeting were reviewed. The Board approved the attorney's additional changes to the documents. The next step is for the documents to be printed, sent out to the whole community, and voted on. Responses are needed from the community within 30 days. In addition to hard copies being mailed, notification about the document review will be emailed to everyone whose email address we have on file. A notice will also be posted at the mailbox kiosk. Seventy-five percent (75%) of Owners must approve for the documents to be revised. If this approval is not met, a more-expensive and drawn-out process will be required to modify the documents.
2. Renewal of Landscape Contract: This was reviewed and approved.
3. Committees Needed: Beth will send an email to the community soliciting volunteers for the following committees:
 - a. Landscaping Committee: This committee will define guidelines regarding the landscaping in our community. Beth has a template that she will send to committee members to jump-start this process, and she will provide guidance to the committee regarding the scope of this activity.
 - b. Architectural Standards Committee: This committee will define architectural standards regarding modifications to home exteriors, etc. Beth has a template that she will send to committee members to jump-start this process, and she will provide guidance to the committee regarding the scope of this activity.
 - c. Community "Park" Area: This committee will brainstorm ideas and determine costs for various options regarding what changes could be made to the community area in the future. This area includes the (currently non-functional) hot tub, the mail kiosk, the volleyball court/retention

pond area, etc. Once several alternative options are defined, and once costs are estimated for each option, the committee will provide the entire Northcreek community with the options to review, comment on, and vote on.

4. Vote for Board Positions: The following people were elected to specific positions for 2020: Cat Cantor – President; Honey Ahijevych – Vice President; Darla Schueth – Secretary; Doug Carmichael – Treasurer.

Meeting Adjourned: 7:45 pm

Next Meeting Date: Thursday March 19th, 6:15 pm, 4882 Hopkins Place