

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Wednesday, March 19, 2020

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

Call to Order: 6:15 pm

Approval of Minutes: On motion by Ted, second by Allison, the minutes of the January 29, 2020 board meeting were unanimously approved.

Owner's Comments: No comments received.

Financials: Doug reviewed the financials as of 1/31/20 and expressed no concerns. The financials were accepted as submitted.

Business:

1. Status of Legal Documents Ballot Initiative: Thirty-one (31) owner ballots in the affirmative have been returned. We need a total of forty-nine (49) so eighteen (18) are needed. Ted will go door-to-door on Hopkins Place. Darla will check with her neighbors. Honey will post ballots at the mail kiosk. Elizabeth will aggressively email owners with outstanding ballots.
2. Renewal of Landscape Contract: The current contractor doubled his 2019 bid. The Board discussed three other potential bids. We agreed to entertain a bid for one spring pre-emergent spray with the option to add a second treatment later in the year at the same price as the first. Beth will circulate one other bid for the Board's final consideration. Directors will email respond to Beth with their decision.
3. Committees Needed: As summarized in a – c committee descriptions below, Beth received no responses to an email to the community soliciting volunteers for the committees. Beth will send model examples for the landscaping, architectural and community handbook standards. Darla will review and send recommendations for the community handbook. Michelle will do the same for the landscape standards. The Board agreed to delay work on the hot tub area until the current national Covid-19 crisis is resolved knowing people may feel financial distress in the coming months. We should safeguard our reserve for now.
 - 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.

Meeting Adjourned: 7:15 pm

Next Meeting Date: Thursday May 27, 6:30 pm