

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Saturday, February 20, 2021

In Attendance: ***Board:*** Cat Cantor, Allison Russell, Ted Kennedy, Doug Carmichael, Darla Schueth, Andrew Smith, Honey Ahijevych, Meera Meyer
Distinctive Community Management (DCM): Beth Silverman

Call to Order: 11:09 am

Approval of Minutes: On motion by Cat/second by Ted, the minutes of the August 26, 2020 board meeting were unanimously approved.

Owner's Comments: No comments received.

Financials: Beth noted the financials are as expected for the first month of the year. Doug noted the list of outstanding dues was longer than normal. Beth will send an updated list.

Business:

- **Mail Kiosk Security:** There have been several breeches in security at the kiosk during the past year – mailbox tampering, an unidentified man seen leaving from the kiosk structure early one morning, and most recently the water faucet was mysteriously turned on and left on. Beth will work with Sun and Shade to turn off the water. It seems the keys that used to work for the hot tub gate no longer work and the deadbolt lock needs to be replaced (although Beth said she would check whether her copy of the key is able to unlock the gate). Discussion focused on erecting a locked steel storm door at the entrance of the kiosk and distribution of keys to all homeowners and USPS. On motion by Darla/second by Cat, the Board unanimously approved securing the mail kiosk area as discussed. Ted will measure the opening and follow-up with Beth for purchasing and installing the door. Cat asked that the integrity of the kiosk roof also be evaluated as it was installed ten years ago.
- **Board Spending Limits:** Beth recommended a spending limit of 20% of annual income or \$5600 this fiscal year. Discussion followed. Beth will draft a proposal for Board consideration and review. Once the proposal is approved by the Board, it will be sent to all owners for a 30-day comment period before final action by the Board. Cat will coordinate homeowner comments.
- **Final SB100 policies:** Doug moved, and Ted seconded a motion to adopt SB100 policies as drafted by the attorney for Northcreek HOA effective February 20, 2021. The Board voted unanimously to approve.
- **Outstanding Compliance Enforcement Issue:** Follow-up continues.
- **General Business:**
 - Distinctive Community Management has purchased a software portal system, “My Green Condo” (mygreencondo.net). All homeowners will have access to the portal for individual HOA business and for communication with management. Beth will send a communique to the community explaining the software benefits and instructions for portal access.
 - Hot tub area plans: Beth advised the Board to move forward with ideas from the perspective of a “place for community” for all seasons that will bring people together. Allison will coordinate a google survey to get input on three ideas generated today and last year. Subject to the results of the survey, we will begin a cost/benefit analysis of ideas for development.

- Andrew reported the accumulation of random items, several of which are 6x6 foot pieces, at the playground by the volleyball sand court which need removal. The Board will see to it that the items are removed.

Meeting Adjourned: 12:13 pm

Next Meeting Date: TBD