

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Saturday, July 17, 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: 9:02 am

Approval of Minutes: On motion by Darla/second by Doug, the minutes of the February 20, 2021 board meeting were approved unanimously.

Owner's Comments: No comments received.

Financials: Beth reported assets as of June 2021 of \$27,801. Expenses year-to-date exceed budget by \$1200 due to higher-than-expected snow removal costs, irrigation repairs and work on the mail kiosk. Darla reported finding the mail kiosk door left unlocked on at least two occasions. Others shared the same finding. Beth will check options for an automatic lock upon entry and exit and follow-up with the Board.

Business:

- **Common area update and budgeting:** The goal is to make the common area useable and accessible for individual and community gatherings. Beth has received one bid of \$8300 to remove the hot tub, fill the remaining space and repair concrete. She will seek additional bids and noted \$8300 should be the high point for this phase of the project. Should the community decide to move forward with a fire pit and/or pergola, Cat noted the cost to pipe the fire pit into the gas line would be \$800 and should be done when the hot tub is removed. Ideas and costs will be solicited and explored at the Northcreek HOA annual meeting.
- **Annual meeting:** This meeting is scheduled for August 21, 9 am by Zoom.
- **Walk-around:** Beth stated the community is well maintained with painting and landscaping.
- **Bushes by kiosk:** Ted noted several bushes need to be removed at the roots. Honey will follow-up with the contractor for removal. Plantings will be budgeted for 2022.
- **Neighborhood party:** Three hundred fifty dollars (\$350) has been allocated. Cat will follow-up with the organizers.
- **HOA Handbook Guidelines:** Today, Allison will circulate the final copy which includes general guidelines and architectural and landscaping review information. Directors must vote their approval in the next few days so that the documents can be presented to all owners for a 30-day comment period prior to the annual meeting on August 21. After comments are received and vetted, the Board will vote final approval.
- **State law HOA-related changes:** Beth asked that language related to new HOA laws related to mounting yard flags and use of backyard artificial turf be incorporated into the handbook. She asked that all directors attend a Zoom education program regarding board responsibilities that the HOA attorney will present.
- **Pergola height for handbook:** Reference to pergola height should be incorporated into the Handbook in its "outbuildings" and reference city guidelines and limitations.
- **Outstanding Compliance Enforcement Issues:** Follow-up and monitoring of issues continue.

Meeting Adjourned: 10:09 am

Next Meeting Date: TBD