

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Date: Thursday, September 22, 2022

Call to Order: 5:36pm

Location: Zoom Online Meeting

Minutes by: Andy Smith, Secretary

Chair of meeting: Cat Cantor, President

HOA Management Elizabeth (Beth) Silverman, Distinctive Community Management

In Attendance: The 2022 Board of Directors was represented by Cat Cantor, Allison Russell, Honey Ahijevych, Meera Meyer, Andy Smith, and Doug Carmichael.

Reading of minutes. Minutes from 2022 annual board meeting will be approved at next HOA meeting.

BUSINESS

A. Additional Owner Questions/Comments

- None received to date after the annual meeting

B. Financials and Budget

- All utility costs (water, electricity, natural gas) are going up at least 10% for 2023
- Landscaping costs are also going up due to fuel, labor and inflation
- Capital costs of kiosk in 2022 were higher than budgeted so a portion of the reserves were used to cover these costs.
- Trimming trees and removing the ash tree by the kiosk look to be the only potential major project costs for 2023.
- Beth will review and provide the expected expenses and capital projects for 2023. Board will then review at the next board meeting and determine if the current HOA fees and reserves will cover these additional costs or if an increase is required.

C. Officers Positions

- Cat stepped down as President but will remain on the HOA board and will be a liaison between the board and Distinctive Management.
- Allison Russell volunteered to be President. Doug will remain as Treasurer, Honey as Vice President and Andy as Secretary.
- Cat motioned and the board seconded. All Officers were approved.

D. Snow contract

- Alex's Landscaping proposed to provide snow removal for winter 2022/23 at \$150 per removal. Motion was made to approve and seconded for Alex's Landscaping to be approved as our snow removal contract for the upcoming winter.

MEETING ADJOURNMENT: 5:58 pm