

Draft Minutes of Northcreek Subdivision HOA Board Meeting

Monday, April 25, 2022

IN ATTENDANCE: **Board:** Cat Cantor, Allison Russell, Ted Kennedy, Doug Carmichael, Andrew Smith, Honey Ahijevych
 Distinctive Community Management (DCM): Beth Silverman
 Community Members: Debra Lambert, Sue Hirschfield, Sally Tarbell, Klair Koumas, Christie Cadwell

CALL TO ORDER: 5:01 pm

APPROVAL OF MINUTES:

- Cat motioned, Doug seconded. Minutes from previous board meeting were approved.

FINANCIALS:

- \$30,750 available in the bank. Our year-to-date actual spend compared to budget is currently \$745 favorable or under budget.

BUSINESS:

A. General HOA meeting guidelines

- Beth from DCM provided a general overview on how the board conducts meetings and how community members can engage during and outside of board meetings. She also gave an overview on the Mygreencondo website (mygreencondo.net/northcreek). Community members are welcome to submit any formal requests or questions through this website or by contacting Beth directly (Beth@dcmhoa.com). Beth also clarified that using the community email list (Entire_Northcreek_Neighborhood@googlegroups.com) is not the forum to submit questions to the HOA Board as we do not conduct any HOA board business via that email list. All questions should be submitted through the mygreencondo website or through Beth and they will be discussed and responded to by the Board.
- Beth also discussed that our HOA as a general policy does not hire community homeowners to do work for the HOA (e.g. landscaping, painting, etc.) as it increases liability and likelihood of a lawsuit as most homeowners do not hold appropriate insurance.

B. Update on cost of patio renovations

- Total cost of \$4,600 to fix/level concrete, cut out shower cement frame. This will create a smooth, safe area and allow the neighborhood to start using this space again as a place to gather, hold community events, etc.
- Allison motioned to move ahead with this action, Doug seconded it. Board approved.
- Owner comments: Debra asked for clarification on the issue. Cat explained that the concrete slab around the hot tub area has shifted significantly creating a safety hazard and warranting the area unusable. This is also the first major step in revitalizing the patio area (after the hot tub was removed) to make it a more usable, safe and comfortable area for the community.

C. Touch up the chairs and table

- Dave (contractor through DCM/Beth) provided an estimate of not to exceed \$1,000 to grind out rust and touch-up the table and chairs.
- Cat motioned, Doug seconded to move forward with this fix. Board approved.

D. Touch up the fence

- Dave (contractor through DCM/Beth) also provided an estimate of not to exceed \$2,500 for the fence. This is also to grind out rust and touch up the paint.
- Board discussed holding off on this work until after the concrete and chairs/tables are addressed. We will revisit at the next board meeting, likely later this summer.

E. Shade sails and support beams for patio

- \$1,300 is currently available in the budget to support the purchase of shade sails. Board decided to defer on this and revisit after the concrete and table/chairs have been addressed.

F. Discuss landscaping by the HOA sign

- Landscaping by neighborhood sign has been cleaned out through our HOA contracted landscaper. Debra volunteered to organize community members to provide general landscaping clean-up of this area to keep it tidy and nice looking as needed throughout the year.

G. Discuss landscaping by the kiosk

- Ted measured the area and got quotes from Home Depot and Pioneer for materials to improve this area. He estimated \$200-\$250 to frame/border the kiosk area with wood or stone materials and \$200 for 2-tonnes of landscape rock. Total cost for materials would be approximately \$400-\$450. Labor would be separate, likely \$1,000+ if we paid a contractor to do this work.
- Board agreed if community volunteers could be organized, the board would purchase the materials for this work. Debra volunteered to organize community volunteers to do this work.

H. Charcoal grill needs to be removed.

- It is full of wasps and is dangerous. Allison volunteered to remove it and take to Ecocycle.

I. Date for neighborhood walk around

- June 7th, Cat and Beth will lead.

MEETING ADJOURNMENT: 5:58pm

DATE, TIME AND LOCATION OF NEXT MEETING: August 20, 2022, 9:00 AM (Zoom or TBD if in-person)