

Minutes of Northcreek Subdivision HOA Board Meeting

Date: Saturday, November 4th, 2023

Call to Order: 9:34 am

Location: Zoom Online Meeting

Minutes by: Suzy Berry, Secretary

Chair of meeting: Allison Russell, President

HOA Management Elizabeth (Beth) Silverman, Distinctive Community Management

In Attendance: Cat Cantor, Beth Silverman, Allison Russell, Meera Meyer, Dan Hopkins, Suzy Berry, and Doug Carmichael

Excused: Honey Ahijevych

BUSINESS

A. Budget Discussion

- Budget Proposal: Budget proposal for 2024 includes small increases in the following: Insurance, management, snow removal, accounting & tax prep, copies, postage & envelopes, and SOS/DORA fees. Most increases are due to effects of inflation. Proposed budget includes small decreases in the following: landscaping, irrigation, maintenance, gas & electric, and water & sewer. Decrease in landscaping is based on actual spend vs budget for 2023. Decrease in utilities is based on changes made to the kiosk area this year (e.g. pipes winterized, heaters turned off). Irrigation code is highlighted in the budget document, as it now reflects the accurate accounting code.
- Dues Discussion: all homeowners are paid up on dues. As our reserves are below \$8000 which is very low, Board members agreed to a \$25 increase in 2024 to \$420.
- Reserve Investment: Question was asked if we are taking advantage of the high interest rates for reserve. Beth informed board that reserve is in a money market account and collecting interest, however she is open to a discussion at the beginning of 2024 to evaluate other options for investment of reserve.

B. Additional Topics:

- Beth will ask Alex to trim the honeysuckle away from the path prior to onset of winter weather.
- Snow removal: each homeowner is responsible for removal of snow from their driveway and sidewalk in front of their home. If owners have an issue with homes that do not clear snow as per The City of Boulder regulations, (within 24 hours of snow stopping) call the city. If ice is building up on the street, city offers a service called Icebreakers to remove ice from the street.
- 2024 Meetings
 - HOA Board Meetings:
 - March 9, 2024
 - July 13, 2024
 - Annual HOA Meeting:
 - October 12, 2024

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November 4, 2023 Meeting Minutes

MEETING ADJOURNMENT: 10:21 am