

# **Draft Minutes of Northcreek Subdivision HOA Board Meeting**

**Monday, February 13, 2023**

**In Attendance:**        **Board:** Allison Russell, Cat Cantor, Doug Carmichael, Andrew Smith, Honey Ahijevych, Meera Meyer  
                                 **Distinctive Community Management (DCM):** Jerry Mitchell

**Call to Order:**        6:05 pm

**Approval of Minutes:** Motioned by Andy, seconded by Doug. Approved by board.

## **Owner's Comments:**

- Snow plow issue was submitted by one owner who lives along entrance of bike path. DCM will follow-up with owner and snow removal company to ensure issue has been resolved.
- Parking issues by entrance to bike path on Sentinel. New sign will be added so people know they cannot park or drive on that entrance to the bike path.

## **Financials:**

### **• January 2023**

#### **Operating**

Beginning Balance: \$2,846.04

Total Inflow: \$11,255.00

Total Outflow: \$2,207.66

Ending Balance: \$11,893.69

#### **Reserves**

Beginning Balance: \$1,374.93

Total Inflow: \$457.90

Total Outflow: \$0,000.00

Ending Balance: \$1,833.20

- DCM explained that reserves are fairly low but this is ok given our relatively low operating expenses and some of the projects that were completed in 2022 (e.g. kiosk concrete, kiosk landscape, etc.).

## **Old Business:**

- Currently none

## **New Business:**

- Clubhouse Bathroom
  - There are significant utility costs, roughly \$2,000 per year for bathrooms between natural gas, electricity and water.
  - Need to discuss with the community a long-term plan for the bathrooms. There are a lot of options (e.g. shut down the bathrooms, upgrade and make more accessible, modify them into something else, etc.).
  - Cat will review the space with DCM/Beth and one of our contractors (Dave) to see if we can winterize the space and cut down on utility costs in the short-term. In the long-term, board will discuss this further and develop a plan to engage the community to get feedback on what to do with this space.
- Tree Maintenance
  - Half dead tree next to the volleyball court. Jerry will follow-up with Beth on getting this tree trimmed or removed in 2023.

- Policies
  - Four (4) HOA policies need to be updated based on new HOA laws, put into place in late 2022. This will cost approximately \$400 to update through our HOA legal firm (Altitude). The Board approved DCM to work with our legal firm to update our policies.
- Landscape Services
  - Significant cost difference between Alex Landscaping (\$2,700) and Sun and Shade (\$5,060) for landscaping services in 2023. Given cost difference and very similar scope of services, the Board discussed and approved moving forward with Alex Landscaping for 2023.
- Sun Sails
  - Dave will put up sun sails in early Spring at the mail kiosk area. The poles did bend and sails sagged after rain storm last year so Dave will need to reinforce the poles and tighten up the sails to prevent this from happening again.

**Meeting Adjourned:** 6:39 pm

**Next Meeting Date:** May 6, 2023 at 6:00pm via Zoom