

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: Library 21C

Date/Time: Monday, October 10, 2022 @ 6:00 PM

- I. CALL TO ORDER AND ESTABLISH QUORUM
 - a. The meeting was called to order 6:07 PM by President Mike Hendricks

- II. PROOF OF MEETING NOTICE
 - a. Overview of Purpose of Meeting
 - b. 15 households were represented in person
 - c. 4 households were represented by proxy
 - d. The meeting packet was sent on September 30th, 2022

- III. INTRODUCTION OF OFFICERS AND MANAGEMENT COMPANY
 - a. Brittany Rodgers – Diversified Community Manager

- IV. REVIEW OF 2021 ANNUAL MEETING MINUTES
 - a. Sharon Wood motioned to accept the 2021 meeting minutes and Kim Hermann seconded. Motion passed.

- V. REPORTS FROM OFFICERS – See Slides
 - a. PRESIDENT’S REPORT
 - i. Purpose of HOA
 - ii. Safety
 - iii. Upkeep
 - iv. Upliftment
 - b. TREASURER’S REPORT
 - i. Website – Residents would like to see improvements to the site
 1. Website: URL listed on the newsletter
 2. A homeowner (Camille Blakely) volunteered to review the website and make suggestions

- VI. ELECTION OF OFFICERS
 - a. BOARD NOMINATIONS FROM THE FLOOR/CANDIDATES
 - i. Sharon Wood (Silver Creek Drive)
 - ii. Heather Evans (Fieldcrest Drive)
 - b. QUESTIONS & ANSWERS TO THE CANDIDATES FROM THE FLOOR
 - i. All open slots on the Board of Directors were filled
 - ii. New members on the Board introduced themselves
 - c. CONDUCT BOARD VOTE BY BALLOT
 - i. A vote by ballot was not needed
 - ii. Kim Hermann motioned to accept the ballot as is. Nancy Clewell seconded the motion. The motion passed.
 - iii. Mike Hendricks will be stepping down as President. His position will be appointed by the Board.

VII. NEW BUSINESS

a. PRESENTATION OF APPROVED 2023 BUDGET

b. QUESTIONS & ANSWERS: 2023 APPROVED BUDGET

- i. The slides presented showed that Trash and Recycle was a line item on the HOA Budget. It was clarified that it should only be trash and recycling is paid by individual homeowners.
- ii. There was discussion in regards to snow removal responsibilities (i.e.homeowner, HOA, City)

c. RATIFICATION OF THE 2023 APPROVED BUDGET

- i. Rick White motioned to ratify the approved budget. James Van Housen seconded the motion. The motion passed.

VIII. COMMUNITY FORUM

a. Architectural Review Committee

- i. Katy Brooks Van Housen is out of state a lot and looking for a replacement
- ii. Nancy Clewell volunteered to fill Katy's position

b. Common Areas

- i. It was mentioned that the area behind Silver Creek Dr. was reseeded with tall grasses
- ii. A homeowner was questioning why mowing is not done beyond the fire break line

IX. ADJOURNMENT

- a. Sharon Wood motioned to end the meeting. Katy Van Housen seconded the motion. The motion passed and the meeting was adjourned at 7:08 PM.

Prepared by Heather Evans

Signature

Date