

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: Microsoft Teams

Date/Time: Thursday, November 10, 2022 @ 5:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting held via Microsoft Teams was called to order at 5:02 p.m. by Vice President Sharon Wood. Treasurer David Bunkers, Secretary Heather Evans, Director Kim Hermann, and Community Manager from Diversified Association Management Brittany Rodgers were also present. President Rick White was excused.

II. OPEN FORUM:

No owners were present for open forum.

III. APPROVAL OF MINUTES

The minutes from August 11, 2022 were presented for approval. Sharon motioned to approve and Kim seconded the motion. This passed unanimously.

IV. APPROVAL OF FINANCIALS

A. October 2022: The financials were not reviewed in detail however it was noted that there are no outstanding collections.

V. UNFINISHED BUSINESS

No unfinished business items were discussed.

VI. NEW BUSINESS

A. 2023 Goals: Rick White sent a list of 2023 HOA goals and asked the Board to review and identify those that they approve. The Board members that were present went through most of them but did not get through the entire list. The goals are added to the end of this document with notes added from the meeting.

B. Proposed 2023 HOA Event Dates:

Event	Date	Time
Q1 Board Meeting	02/09/2023	5:00pm
Q2 Board Meeting	05/11/2023	5:00pm
Garage Sale/Picnic	06/10/2023	8:00am
Q3 Board Meeting	08/10/2023	5:00pm
Annual Meeting	10/09/2023	6:00pm
Q4 Board Meeting	11/09/2023	5:00pm

Sharon will start making a reservation for a room at the 21C Library for the 2023 February meeting.

C. Snow Removal: Sharon motioned that Diversified request that a lawyer review who is responsible/liable for snow removal along Ridgeline Drive through Deer Creek with a cap of \$1000. Kim seconded the motion. Motioned passed.

VII. ADJOURNMENT

The meeting overran the one hour timeframe. A motion was made by David and seconded by Kim to adjourn the meeting at 6:29 p.m. The motion passed by unanimous consent.

Next Meeting is 02/09/2023

Prepared by Heather Evans

Signature Date

Date

2023 HOA Goals

1. Safety
2. Community
3. Value

Near Term

1. Send out 2023 Assessment Notices NLT 1 Dec 2022. Per Brittany they will go out in November.
2. Revive monthly HOA newsletter. Per Sharon, Rick will take this on.
3. Revive HOA website. Sharon will reach out to Camille then let Rick coordinate.
4. Establish 2023 Board Calendar
 - a. Meetings – Done ->see meeting minutes above
 - i. 1st Qtr 02/09/2023 5:00pm
 - ii. 2nd Qtr 05/11/2023 5:00pm
 - iii. 3rd Qtr 08/10/2023 5:00pm
 - iv. 4th Qtr 11/09/2023 5:00pm
 - b. Events
 - i. Annual Garage Sale – move to Saturday 6/10/2023
 - ii. Holiday Celebrations
 1. Christmas Light Competition - Maybe send a questionnaire to see if there is interest
 2. 4th of July Parade – More discussion is needed
 3. School Celebrations - More discussion is needed
 - i. School Start
 - ii. School End
5. Install “No Solicitor” signs at neighborhood entrances: - What type of signs and are these provided or approved by the City?
 - a. Ridgeline & Snowflake
 - b. Ridgeline & Cypress Semi

Mid Term

1. Trim trees along Ridgeline to improve vehicle visibility and safety – HOA would like to pursue this. Discuss arborist contract. Also discuss snow removal as part of this. Potentially contact a lawyer that can review this topic.
 - a. 2261 Fieldcrest
 - b. 2262 Fieldcrest
 - c. 2252 Fieldcrest
 - d. 2242 Fieldcrest
2. Get City to install endangered mouse sign in open space. – What open space? Is it HOA property? Low priority.
3. Get City to install crosswalks (in priority order): - Yes, this is a priority for safety.

- a. Ridgeline & Blueridge – 1st priority
 - b. Ridgeline & Snowflake – 2nd priority
 - c. Ridgeline & Fieldcrest (North) – 3rd priority
 - d. Ridgeline & Cypress Semi – N/A
4. Re-Evaluate Contracts: -
 - a. Diversified – Look at tasks the HOA can take on from Mgmt Company.
 - b. GFL
 - c. Grounds Maintenance
 5. Re-Evaluate Dog Stations- Not a priority. All are good with this.
 6. Reprint HOA Covenants -
 7. Eliminate HOA storage boxes
 8. Review architectural standards procedure
 9. Review community inspection procedures
 10. Review state HOA regulations
 11. Join Council of Neighborhoods
 - a. Start networking with neighboring HOAs
 - b. Start investigating actions against Northgate HOA

Long Term

1. Update Strategic Plan:
 - a. Extend path from South common area to foot bridge crossing Squirrel Creek
 - b. Take action on North common area:
 - i. Install Deer Creek sign & lighting on retaining wall
 - ii. OR Sell common area to Pikes Peak Nursing School
 - c. Acquire neighborhood security system
 - d. Acquire anti-speeding measures.