

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: Library 21C Room B2

Date/Time: Tuesday, May 30, 2023 @ 5:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 5:07 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. Quorum was achieved. Sharon motioned to start the meeting and Kim seconded the motion.

II. OPEN FORUM:

Two Homeowners were present:

1. Peter Rhoads (Fieldcrest Drive)
 - Consider management of streets and signs. Ridgeline Drive needs major overhaul. The streets in Deer Creek are in bad condition. Implore the city to fix sidewalks and streets.
 - Motorcycle dirt bikes have been seen in the HOA-owned common area behind the fences of homeowners on Fieldcrest Drive. Think of placing a “Private Property – No Trespassing” sign.
 - Can the neighborhood place “Please Drive Slowly” signs? Why can some neighborhoods have them and some cannot? Response: The HOA has previously tried to place signs. The 4-way stop sign at Ridgeline Drive and Snowflake Drive is some progress towards addressing the speeding issue in the neighborhood.
 - Senate Bill 23-213 was brought up although it does not affect Deer Creek at this time.
2. Nancy Clewell (Fieldcrest Drive)
 - The Design Review Committee (DRC) received a request to place lights year-round on a house. The DRC response was ‘no’ however the homeowner still had them installed.
 - Discussion: If a lawsuit were to be filed it would need to occur within one year. The DRC response was ‘no’ since it was determined the lights would be in violation of the covenants and design guidelines.
 - Proposed Solution: A blanket email will be sent to neighborhood reminding homeowners of the DRC process. Brittany will send a draft for approval prior to sending. Brittany will also send a specifically tailored letter to the homeowner in violation.

III. APPROVAL OF MINUTES

The minutes from February 9, 2023 were presented for approval. Sharon motioned to approve the meeting minutes. Kim seconded the motion. This passed unanimously.

IV. APPROVAL OF FINANCIALS

A. Budget Review: Still on target.

Maintenance Contract: The contract is in place and Rick met with the contractor to review areas to be maintained. There were questions about what Deer Creek HOA is responsible for and what was actually done by the contractor.

2022 Taxes: These have been completed.

Insurance Contracts: Deer Creek HOA has entered a new contract that results in a reduction of costs.

B. Financial Review: The website charge should be reversed.

Treasury Bonds: A homeowner suggested to have the management company purchase treasury bonds on behalf of the HOA. Treasury bonds tend to have larger returns in investment. However, this may result in a minimal increase that requires more management.

C. April 2023: The financials were reviewed.

V. COMMITTEE REPORTS

A. Design Review: Requests are coming through the portal and are being processed.

B. Newsletter: Nothing to report.

VI. UNFINISHED BUSINESS

A. Review-Trash Service: Sharon contacted companies for pricing. The decision was made to stay with GFL Environmental.

B. Review-Management Company: Deferred until end of meeting. Brittany excused herself at the end of the published agenda and the remaining board members discussed this topic.

C. Website Development: The Board suggested that this topic be discussed at a future meeting and preferred that it be contracted to ensure continuity and support.

D. Northgate Business Association: No update.

VII. NEW BUSINESS

A. End of School Party: This is an HOA unsponsored event planned by Mike Hendricks. It will occur on 6/3/2023 at the end of Coldstone Way.

B. Annual Garage Sale/Picnic: This is an HOA sponsored event. It is scheduled to occur at 7:00am (garage sale) and 12:30pm (picnic) on 6/10/2023. The picnic will be held at the top of Fieldcrest Drive. It is being coordinated by Mike Hendricks.

C. HOA General Meeting: There may be two openings on the board in October. It would be good to start generating interest now. Brittany will send out a draft email for review that has been successful in getting board nominations in other communities.

VIII. MANAGER'S REPORT

No updates.

IX. ADJOURNMENT

A motion was made by David and seconded by Sharon to adjourn the meeting at 6:19 p.m. The motion passed by unanimous consent.

Next Meeting is 08/10/2023

Prepared by Heather Evans

Heather Evans
Signature

8/10/2023
Date