

# Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 2066 Silver Creek Drive

Date/Time: Tuesday, February 13, 2024 @ 7:00 PM

## I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 7:03 p.m. by President Sharon Wood. Vice President Kim Hermann, Secretary Heather Evans, Member At Large LeRoy Willener, and Community Manager from Diversified Association Management Michael Atencio were also present. Quorum was achieved. Treasurer Camille Blakely was excused. Homeowner Jim Teideman was also present.

## II. OPEN FORUM:

One Homeowner was present:

1. Jim Teiderman (Silver Creek)
  - Jim mentioned a walking path to more directly connect Deer Creek to the footbridge behind Silver Creek. This topic has been discussed by the Board previously and would require coordination and approval from the Flying Horse Community. Jim would like to see this project move forward.

## III. APPROVAL OF MINUTES

The minutes from November 1, 2023 were presented for approval. LeRoy motioned to approve the meeting minutes. Kim seconded the motion. This passed unanimously.

## IV. APPROVAL OF FINANCIALS

- A. **Budget Review:** Deer Creek HOA ended the 2023 year \$146.54 over budget.
- B. **Financial Review:** January financials were sent out.
- C. **Certificates of Deposit** – This was discussed under ‘New Business’.
- D. **Assessments:** One homeowner has a balance and received a courtesy notice for payment.

## V. COMMITTEE REPORTS

- A. **Design Review:** No requests came through.
- B. **Picnic and Garage Sale:** Mike Hendrix will lead this effort. The garage sale will be Saturday June 8<sup>th</sup> from 8-12pm. Following the garage sale, the picnic will take place from 12pm – 3pm. Sharon will contact the street captains for Fieldcrest cul-de-sac and Coldstone to ask about using those locations for the picnic. The picnic will have a \$500 budget.
- C. **South Common Area (Kim Pietszak/Coves):** No Update
- D. **North Common Area (Nancy Clewell):** Seeds were scattered in January. She noticed trash on the slope. It is assumed that the trash is from PPSC Nursing School attendees. Sharon has contacted PPSC Nursing School to make them aware of the situation.

## VI. UNFINISHED BUSINESS

- A. **Olive Real Estate Assessment** –Sharon contacted Bert Bauer and there was no update.

## VII. NEW BUSINESS

- A. **CD Discussion:** The Board agreed to roll over the February 2023 CD along with purchasing a new one. The Board will discuss this strategy with Camille (Treasurer) to get her opinion on this topic.

**B. Landscape Bid Reviews:** The Board reviewed landscaper contracts and decided to renew with A Cut Above. Michael Atencio will get some clarification on the contract details. The Board would like 3 inches to be the guideline for snow removal.

**C. Newsletter Discussion:** Paper or email. There was discussion about providing the community newsletter online and by email only. \$105 is being spent on stamps per month. There are additional associated costs with paper and envelopes. Sharon will contact Rick to inform him that the Board would like to discontinue the paper newsletter.

## **VII. Management Report**

### **A. Diversified Management:**

- a. Michael sent a couple of courtesy notices to homeowners. One for snow removal and one for parking a boat on a driveway.
- b. Michael will do a walkthrough of the neighborhood in March and send the Board any findings to decide if a letter should be sent or not.
- c. A contract for the new year was received from the CPA. Sharon will review this with Camille and sign if appropriate.

## **IX. ADJOURNMENT**

A motion was made by Sharon and seconded by LeRoy to adjourn the meeting at 8:14 p.m. The motion passed by unanimous consent.

Next Meeting is 05/14/2024

Prepared by Heather Evans

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Signature

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Date