

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 2089 Silver Creek Drive

Date/Time: Tuesday, May 14, 2024 @ 6:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 6:00 p.m. by President Sharon Wood. Vice President Kim Hermann, Secretary Heather Evans, and Community Manager from Diversified Association Management Michael Atencio were also present. Quorum was achieved. Treasurer Camille Blakely and Member At Large LeRoy Willener were excused. Homeowner Gail and Mike Estes were also present.

II. OPEN FORUM:

Two Homeowners were present:

1. Gail and Mike Estes (Coldstone Way)
 - Gail reviewed the City website City Planning section to get more information on property lines and easements. She has an outstanding question: Whose liability if someone trespasses and gets hurt?
 - Mike mentioned that the plants near the Deer Creek entrance sign were damaged due to fiber installation. He asked if it was HOA responsibility to fix the area. A letter and email were sent from Colorado Springs Utilities outlining the process to request restoration to areas that were damaged. The Fiber Construction – Customer Issues Intake Form should be submitted.

III. APPROVAL OF MINUTES

The minutes from February 13, 2024 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:** Budget is in line with projections.
- B. Financial Review:** April 2024 financials were sent out.
- C. Certificates of Deposit** – This will be discussed at the next Board Meeting.
- D. Assessments:** This will be discussed in the executive session.

V. COMMITTEE REPORTS

A. Design Review:

1. One request is needing the color of rock identified prior to approval.
2. One follow-up is needed on an approved request to stain a fence. The homeowner is aware and is working on this.
3. The ARC is reviewing the current Design Review guidelines for updates.

B. Picnic and Garage Sale: Mike Hendrix will lead this effort. The garage sale will be Saturday June 8th from 8-12pm. Following the garage sale, the picnic will take place from 12pm – 3pm. The location is at the end of Coldstone Way. Mike has posted fliers around the neighborhood to notify homeowners. He is also looking for volunteers to help.

C. South Common Area (Kim Pietszak/Coves): No Update

D. North Common Area (Nancy Clewell): No Update

VI. UNFINISHED BUSINESS

- A. **Olive Real Estate Assessment** – At a City Assembly Rick provided a write up on the issue and handed it to Rose Pugliese, House Minority Leader. No response has been received as of yet.

VII. NEW BUSINESS

- A. **Farmers Insurance Renewal:** The premium went down slightly from last year. Kim motioned to approve the renewal and Sharon seconded the motion. This passed unanimously.
- B. **Property Lines, Easements, Fences:** Plat maps should have been included in each homeowners closing documents. These maps show property lines and easements. Easements are to allow access to utilities as needed.
- C. **Lighting:** The Declaration of Covenants does state some restrictions on permanent lighting within Section 12. There will be more discussion on this at the next Board Meeting.
- D. **CD Discussion:** The Board will discuss this strategy with Camille (Treasurer) to get her opinion on this topic.
- E. **Landscape Bid Reviews:** The Board renewed with A Cut Above. Michael Atencio informed the Board that the name has changed to AD Lawn & Landscaping.

VII. Management Report

A. Diversified Management:

- a. RowCal Contract: Sharon and/or Kim will review this with Camille and sign if appropriate. The new site goes live on June 1. All homeowners will need to set up a new online account. Kim will contact Rick about the transition and ask him to mention this in the newsletter.
- b. The meeting went into executive session at 7:45 to discuss delinquencies. The executive session ended at 7:57.

IX. ADJOURNMENT

A motion was made by Sharon and seconded by Kim to adjourn the meeting at 7:58 p.m. The motion passed by unanimous consent.

Next Meeting is 08/13/2024

Prepared by Heather Evans

Signature

Date