

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 2102 Silver Creek Drive

Date/Time: Tuesday, August 13, 2024 @ 6:30 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 6:31 p.m. by President Sharon Wood. Treasurer Camille Blakely, Member At Large LeRoy Willener, Secretary Heather Evans, and Community Manager from Diversified Association Management Michael Atencio were also present. Quorum was achieved. Homeowners Tim and Kim Kelly and Mike Hendricks were also present.

II. OPEN FORUM:

Three Homeowners were present:

1. Tim and Kim Kelly (Snowflake Drive)
 - They are new to the neighborhood. Kim asked how things work. Sharon ran through some of the tasks/processes the board handles – specifically for exterior changes.
2. Mike Hendricks (Fieldcrest Drive)
 - He is asking to be reimbursed for the costs of the garage sale and picnic. He would also like to have money to purchase shirts. He is proposing to raise the budget for community events to \$1000 for 2025.
 - Mike noted that he would like to see the community bulletin board come to fruition.
 - Mike also mentioned that there could be a potential safety concern in the neighborhood and that street captains should be informed.

III. APPROVAL OF MINUTES

The minutes from May 13, 2024 were presented for approval. LeRoy motioned to approve the meeting minutes. Sharon seconded the motion. This passed unanimously.

IV. APPROVAL OF FINANCIALS

- A. **Budget Review:** Budget is still in line with projections.
- B. **Financial Review:** June 2024 financials were sent out.
- C. **Certificates of Deposit** – Michael will send a list of partner banks for future investments.
- D. **Assessments:** There are three homeowners that have 90+ day balances.

V. COMMITTEE REPORTS

A. Design Review:

1. No current ARC requests.
2. The ARC will be reviewing the current Design Review guidelines for updates.

VI. UNFINISHED BUSINESS

None to report

VII. NEW BUSINESS

- A. **2025 Landscaping** – No 2025 bids have been received yet.
- B. **Ratify Updated Collections Policy** – Camille motioned to ratify the policy. LeRoy seconded the motion. The motion passed by unanimous consent.
- C. **ADU Request & HB24-1115** – Gathering more information to disburse to board.

D. Update on hillside – The seeds did not take as well because of the dry summer. Homeowner is planning on reseeding in the fall.

VII. Management Report

A. RowCal Management:

- a. RowCal Contract: This contract has been signed and submitted.

IX. ADJOURNMENT

A motion was made by Sharon and seconded by LeRoy to adjourn the meeting at 8:20 p.m. The motion passed by unanimous consent.

Next Meeting is 10/10/2024. This will be the Annual Homeowner Meeting.

Prepared by Heather Evans

Signature

Date