

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 2262 Fieldcrest Drive

Date/Time: Tuesday, May 20, 2025 @ 6:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 6:05 p.m. by President Sharon Wood. Secretary Heather Evans, Member At Large LeRoy Willener, Vice President Jim Tiedemann, and Community Manager from RowCal Association Management Michael Atencio were also present. Treasurer John Stewart was absent. Quorum was achieved.

II. OPEN FORUM:

Matthew and Andrea Koziolk from 1947 Snowflake Dr. attended the meeting. They are new homeowners in the neighborhood. They had questions on the open space behind the houses on Snowflake Dr. and also inquired about Air B&Bs.

III. APPROVAL OF MINUTES

The minutes from February 11, 2025 were presented for approval. Jim motioned to approve the meeting minutes. LeRoy seconded the motion. This passed unanimously.

IV. APPROVAL OF FINANCIALS

- A. Budget Review:** The year end budget was in line with projections.
- B. Financial Review:** April 2025 financials were sent out. Sharon made a motion to accept the financials. Jim seconded. This passed unanimously.
- C. Certificates of Deposit** – The HOA is currently letting the existing CDs auto-renew. Retained earnings can be put back into reserves or to purchase CDs. A decision was made to purchase \$8k in CDs and move the remainder of the retained earnings into reserves.
- D. Homeowner Aging Report:** There are two homeowners that have 90+ day balances. Sharon LeRoy seconded. The Board is looking into placing a lien on one of the properties with an outstanding balance.
- E. Treasury Bills:** Mike will research whether the HOA can purchase a Treasury bill.

V. COMMITTEE REPORTS

A. Design Review:

Kim Herrmann is a part of this committee. No new submissions.

VI. UNFINISHED BUSINESS

- A. 2025 Landscaping** – The weed control for common areas has not been done yet. Mike contacted Nicole from LMI and she was very responsive. They drove through the neighborhood to point out and clarify the common areas to be maintained by the contract.
- B. Annual Garage Sale/Picnic** – There did not seem to be a lot of participation in the May garage sale. The picnic will be held the first weekend in August. Jim suggested to contact Nancy Jones as she may be willing to help. The HOA is open to options for the picnic location.
- C. Update on Walking Path** – Flying Horse is opposed to the walking path. Sharon walked the area and saw that there is a drainage ditch on the other side. It seems the walking path may not be an asset to the community. The HOA will no longer be pursuing this action.

- D. Community Board** – Heather will get an updated quote for the proposed community board. She will be working within a budget of \$1100. Sharon will contact homeowners who may have the ability to install the board once it is received.
- E. Board Member Recruitment:** Jim mentioned he may know of homeowners that have an interest in becoming potential board members.

VII. NEW BUSINESS

- A. Farmers Insurance Renewal** – Insurance decreased from last year \$1760 to this year \$1632. There are questions about the insurance coverage. Mike will ask for clarification and send an email to the Board with answers/updates.
- B. RowCal Insurance Bid** – This bid is similar to last year and covers what the HOA would expect.

VII. Management Report

It has been confirmed that the Annual Meeting will be held on October 9, 2025 at Library 21C.

IX. ADJOURNMENT

A motion was made by Heather and seconded by Sharon to adjourn the meeting at 7:28 p.m. The motion passed by unanimous consent.

Next Meeting is 08/12/2025.

Prepared by Heather Evans

Signature

Date