

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 1923 Snowflake Drive

Date/Time: Tuesday, February 11, 2025 @ 6:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM:

The meeting was called to order at 6:00 p.m. by President Sharon Wood. Secretary Heather Evans, Member At Large LeRoy Willener, Vice President Jim Tiedemann, Treasurer John Stewart, and Community Manager from RowCal Association Management Michael Atencio were also present. Quorum was achieved.

II. OPEN FORUM:

No homeowners were present.

III. APPROVAL OF MINUTES

The minutes from November 12, 2024 were presented for approval. Jim motioned to approve the meeting minutes. John 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:** December 2024 financials were sent out. Board members should get an email notification when the January financials are ready for review. LeRoy made a motion to accept the financials. Sharon seconded. This passed unanimously.
- C. Certificates of Deposit** – No new CDs are being purchased. The HOA is currently letting the existing CDs auto-renew.
- D. Homeowner Aging Report:** There are two homeowners that have 90+ day balances.

V. COMMITTEE REPORTS

- A. Design Review:**
Nothing to report

VI. UNFINISHED BUSINESS

- A. 2025 Landscaping** – The board reviewed the LMI Colorado proposal. We agreed that some of the items listed in the quote will not be needed. Michael will follow up with LMI Colorado to get an updated quote and send it out to the board.
- B. Records Storage/Review of Boxes** – Sharon went through the boxes. Documents dated back to 2002. She narrowed it down to corporate and tax boxes. Jim suggested that we keep the map showing that Classic planned that Flying Horse have right of way to use Snowflake and Silver Creek. Michael will take the records to be shredded.
- C. Annual Garage Sale/Picnic** – There were not a lot of responses from the neighborhood. Most responses favored having the garage sale and picnic on separate days. Sharon is looking into using the Leaping Lizard Park in the Flying Horse community for the picnic. It is open for anyone's use and the pavilion is not available for reservations. Flying Horse has garage May 9th and 10th then again on August 8th and 9th. Most board members favored the weekend in May. Sharon will ask Rick to put this information into the next newsletter. Michael will look into using Survey Monkey or a similar survey tool to ask the community about the picnic and garage sale.

VII. NEW BUSINESS

A. Future Board Positions – Sharon and Heather will be ending board positions later this year.
The board will start thinking of potential candidates.

VII. Management Report

The RowCal Association Management office has moved to 3630 Sinton Road #300.

IX. ADJOURNMENT

A motion was made by LeRoy and seconded by Jim to adjourn the meeting at 7:31 p.m. The motion passed by unanimous consent.

Next Meeting is 05/13/2025.

Prepared by Heather Evans

Heather Evans
Signature

May 20, 2025
Date