

Deer Creek at Northgate Homeowners Association

Board Meeting Minutes

Location: 2029 Silver Creek Drive

Date/Time: Tuesday, November 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. Incoming board members Nancy Clewell and Matthew Koziolk also attended.

II. OPEN FORUM:

- Sally Barber by proxy (Fieldcrest Drive) Asked that she can attend a Board Meeting to talk about a recall request. This request was declined because of the political nature.
- Rick White (Snowflake Drive) Rick provided new HOA Board of Directors binders for incoming members. He also made a few suggestions and reminders for Board Members such as sending out invoices out for next year's assessments, fiduciary requirements, common area maintenance, etc.
- Paul and Meagan Schroeder (Coldstone Way)

III. APPROVAL OF MINUTES

The minutes from August 12, 2025 were presented for approval. LeRoy motioned to approve the meeting minutes. Nancy seconded the motion. This passed unanimously.

IV. APPROVAL OF FINANCIALS

- A. Financial Review:** October 2025 financials were sent out. Jim made a motion to accept the financials. John seconded. This passed unanimously.
- B. Homeowner Aging Report:** There is only one homeowner that has 90+ day balances. A lien has already been placed on this property.

V. COMMITTEE REPORTS

A. Design Review:

One submission was reviewed today. There are no outstanding requests.

VI. UNFINISHED BUSINESS

A. Appointment of Board Officers and Positions:

Jim – Vice President
John - Treasurer
LeRoy – At Large
Nancy – Secretary
Matthew - President

VII. NEW BUSINESS

A. 2026 Meeting Schedule –

2nd Tuesday of the month once a quarter

Date: 2/10/2026 Location: 2231 Fieldcrest Dr (Nancy Clewell)

Date: 5/12/2026 Location: 2005 Silver Creek (Jim Tedemann)

Date: 8/11/2026 Location: 1923 Snowflake (LeRoy Willener)

Date: 10/8/2026 Location: Library 21C

Date: 11/10/2026 Location: 2029 Silver Creek (John Stewart)

Garage Sale – TBD – To be coordinated with a neighboring community

- B. Jellyfish Lighting** – This type of lighting is highly discouraged by the Board. Sharon will draft an article for the neighborhood newsletter and reference section 12.12 of the Declaration of Covenants and the need for ARC approval.
- C. LMI Snow Proposal** – Mike will ask LMI to include a 3 inch threshold to trigger snow removal. Mike will send the updated contract to Matthew for signature.

VII. Management Report

Annual Disclosure/Notice of Assessment Mailings – Mike will send out an email about the assessments. The Notice of Assessment and Annual Disclosure will be mailed by December 1, 2025.

IX. ADJOURNMENT

A motion was made by Nancy and seconded by LeRoy to adjourn the meeting at 7:38 p.m. The motion passed by unanimous consent.

Next Meeting is 2/10/2026

Prepared by Heather Evans

Matthew Koziolek

02/11/2026 PST

Signer ID: FCDYCPXST6...
Signature

Date