

Dakota Ridge North HOA  
Board Meeting  
April 12, 2023

MINUTES

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Board members present: John McCarthy, Bill Kramer, Cal Sheppard and Tim Beal  
Owners present: Denali Hussin & Andy Sayler  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:13 pm. A quorum is present.

Approve Agenda:

Graffiti in the park, updating governance policies and approving ACC applications were added to the agenda. Cal moved to approve the agenda with these additions. John seconded the motion, which passed unanimously.

Approval of Minutes:

Bill moved to approve the minutes of the October 11, 2022 meeting. John seconded the motion, which passed unanimously.

Approval of Financial Statements:

At the end of March 2023 there is \$33,836.54 in the operating account and \$70,760.32 in the reserves, between a savings account and an 18 month CD. Helen will check when the CD is due to mature and if there is a higher return option for these funds.

All but 5 owners have paid their 2023 dues. One owner has not paid dues since 2020 – the board will discuss further action to take. Most expenses are normal for the time of year. Snow removal has reached the annual budget amount – we had a very snowy start to the year. Greenr365 are doing a good job of the snow removal.

Bill moved to approve the March 2023 financial statements. Cal seconded the motion, which passed unanimously.

Old Business:

*Fence Replacement:* We have two bids from Snowy Peak Fencing and Denver Fence Guys to replace the whole length of the 10<sup>th</sup> St alley fence. They are both 6 ft privacy fences with a flat cap board and trim. The Snowy Peak bid includes steel posts. John moved to approve the Snowy Peak bid with the addition of extra posts in the 30 feet section of fence at the end of Lykins Avenue. Bill seconded the motion which passed unanimously. They can get to this job in mid-May.

*Basketball Hoops:* Helen will order three new basketball hoops that match the ones already there, and will have the handyman install them.

*Tree Care:* Augustine Tree have completed the tree trimming in the park. The EAB treatment for the ash trees in the Dakota Blvd island has been approved.

Bill suggested that we include a reminder to owners that they are responsible for maintaining trees in front of their homes so that they do not impede the postal truck.

New Business:

*Grounds Maintenance:* The 2023 contract with Greenr365 was approved by email.

*Community Events:* We will do one movie in the park event this summer, the weekend before school starts. Helen will check on grant availability.

*Architectural applications:* The board approved the following architectural applications by email:  
4924 Dakota – radon mitigation system  
591 Wingate – landscaping, hot tub and attached shed

*Governance Policies:* There are new state requirements for governance policies. Kim Lord at Packard Dierking provided sample policies that meet these requirements. The board will review the documents with the aim of having them approved by the Annual Meeting. In particular we need to have a collection policy in place so that we can seek payment for the one delinquent account. Helen will record actions taken and send all further documentation to the owner by certified mail.

Andy noted that HOA documents formatting may need to be updated so that they are more accessible. We will investigate the best way to accomplish this.

*Vacancy on Board:* Byron is moving overseas so will be stepping down from the board and we will have a vacancy for a new member. Denali will consider filling this open position.

Homeowner Concerns:

*Graffiti in the Park:* There is graffiti on the trash enclosure, the gazebo and the playground equipment. Helen will arrange for this to be painted over / removed.

Annual Meeting Date:

The annual meeting will be at 6:00 pm on Wednesday June 7, 2023 at the gazebo.

The meeting was adjourned at 7:13 pm