

Dakota Ridge North HOA  
Board Meeting  
April 15, 2020

MINUTES

Board members present: John McCarthy, Bill Kramer, Jack Cramer, Tim Beal and Cal Sheppard.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:04 pm. The meeting was held online and a quorum is present.

Approve Agenda:

An architectural enquiry and NECO pass update were added to the agenda.

Approval of Minutes:

Bill moved to approve the minutes of the October 28, 2019 meeting. Cal seconded the motion, which passed unanimously.

Approval of Financial Statements:

At the end of March 2020 we have \$28,506.41 in the checking account and \$54,684.69 in reserve savings. We have received \$31,400 in homeowner dues, which is normal for the time of year. Eight owners have not yet paid their 2020 assessments. Late fees will be assessed beginning in May. If owners have COVID-19 related financial issues that impact their ability to pay their assessment, the board will work on a payment plan arrangement. Expenses are normal for the time of year.

Bill moved to approve the March 2020 financial statements. Tim seconded the motion, which passed unanimously.

Old Business:

Bill asked Harlequin Gardens if they would do a group pricing for Dakota Ridge North owners, and Mikl declined as this is not something they offer.

Helen still needs to contact the Dakota Ridge master association to ask if they will allow us to use their community room free of charge for our board meetings.

We will set up a meeting with a gardener in mid-May to discuss improvements to the planter boxes in the park.

New Business:

*Grounds Maintenance:* The 2020 grounds maintenance contract with Green Spaces was approved by email.

Bill moved to approve the gold program with Organo Lawn for turf treatments. Cal seconded the motion, which passed unanimously.

John moved to approve the Augustine Tree bid to treat the trees for Emerald Ash borer. Cal seconded the motion, which passed unanimously.

*2020 Movies / Community Events:* It is uncertain if the city will be offering their neighborhood grant program this year. The board decided to self-fund one movie screening to be held on August 15, which is the weekend before schools are scheduled to re-start. The community picnic will be scheduled on the same date. These plans are subject to change, depending on the current guidance around COVID-19.

*Newsletter:* John will draft the newsletter and distribute it to the board for their review. The newsletter will include the picnic & movie date, and information about our organic lawn care. We will be closing the play equipment in the park. Tim will put up some signage and a notice will be included in the newsletter.

Other Business / Homeowner Concerns:

We received a complaint from a resident along 10<sup>th</sup> St that trash and recycling often blows along the alley. We will request that residents are mindful of this when putting out their trash and recycle carts and advise that locking recycle carts are also available.

The association could increase the liability coverage from the park from \$1 million per incident / \$2 million total to \$2 million per incident and \$4 million total. Helen will get the cost increase from the agent.

RTD are currently not charging riders. They will be providing a rebate on the 2020 NECO pass contracts for the period that passes are not being used. As contracts are based on usage from 2 years ago, the contract amount for 2022 will be based on normal usage.

A potential buyer is asking about installing metal porch railings. The board would need to see the specific design, but they would not outright refuse this change in materials.

Annual Meeting / Next Board Meeting Date:

The annual meeting will be at 6:00 pm on Wednesday July 15, 2020 at the gazebo. If social distancing measures are still in effect we will hold this meeting online.

The next board meeting will be at 6:00 pm on Wednesday October 14, 2020, with the location TBD.

The meeting was adjourned at 7:15 pm