

Dakota Ridge North HOA
Board Meeting
April 20, 2022

MINUTES

Board members present: John McCarthy, Tim Beal, Bill Kramer and Cal Sheppard
Owners present: Carolyn Carlat
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:03 pm. A quorum is present

Approve Agenda:

Cal moved to approve the agenda. Tim seconded the motion, which passed unanimously.

Approval of Minutes:

John moved to approve the minutes of the October 20, 2021 meeting. Cal seconded the motion, which passed unanimously.

Approval of Financial Statements:

March financials will be sent out by email.

Old Business:

Trees in park: Board members met with Ken Fisher from City of Boulder Forestry. New trees have been planted this week, to replace trees planted last year that died. Ken suggested we keep them mulched and check they are not getting over watered. GreenR365 will monitor the ground moisture levels.

We will check mulch at garden beds and see which of trees need mulch to determine how much mulch we need. We can order some from Lee Hill Peat or get some for free from the City mulch pile.

Community Events: We budgeted for one movie event this year, and will plan to have this event on August 20th, the weekend after school starts back. Helen will check if the Boulder grant program is running again and see if Brooke is OK with doing the set up.

Budget: The 2022 budget was amended since the last board meeting because the RTD Eco Pass fee was reduced. Dues for 2022 are \$600 / year.

Carolyn asked about EcoPass use. Just under 200 people have an Eco Pass. RTD does provide information on ridership, but fewer people are using their passes because of the pandemic. Our contract is based on actual usage.

New Business:

Grounds Maintenance: We have a new grounds maintenance contract this year with Greenr365 who have electric vehicles and equipment. This was approved by email. Their sprinkler maintenance is with Dan Taylor. We will continue with OrganoLawn

treatments on the grass. The irrigation system has been checked and it is working fine – there are just a few heads to be replaced. Helen will find out when it is being turned on.

Treating Ash trees: We have a proposal from St Vrain Arbor Care to treat 6 ash trees: 3 trees in park (HOA owned trees that we have treated previously) and 3 trees in the Dakota median (these are City trees that had been treated in error by Dakota Ridge West HOA).

John moved to treat the park trees. Bill seconded the motion which passed unanimously. We will take another look at the median trees to see if they are worth treating.

Fire Mitigation: City of Boulder is offering home inspections for fire mitigation actions that homeowners can take. We will ask if they can do a general review of the neighborhood and share this information with owners in the newsletter.

ACC Application: The ACC application to install new landscaping at 4944 was approved by email.

Other Business / Homeowner Concerns:

Wind damage of fence: The fence has been put back up. Pickets will be replaced on Friday. Because of the increase in cost of materials and unavailability of contractors, we will need to review our plan for replacing this fence, currently scheduled for 2023. We do have funds to cover the cost, but we do not want to draw down our reserves too low as there are other obligations.

Carolyn expressed her wish for the replacement fence to be more attractive. The board is sympathetic to this request and plans to accommodate it as funds allow.

Bill suggested that we explore other materials than those permitted by the Design Code for the replacement fence, if they would be more cost effective. We would have to request an exception from the ownership.

Annual Meeting / Next Board Meeting Date:

The Annual Meeting will be at 6:00 pm on Wednesday June 29, 2022

The next board meeting will be at 6:00 pm on Wednesday October 19, 2022

The meeting was adjourned at 7:02 pm