

Dakota Ridge North HOA  
Board Meeting  
November 8, 2018

MINUTES

Board members present: John McCarthy, Bill Kramer, Jack Cramer and Tim Beal.  
Homeowners present: Carolyn Carlat  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:39 pm. A quorum is present.

Approve Agenda:

Bill moved to approve the agenda. John seconded the motion, which passed unanimously.

Approval of Minutes:

Bill moved to approve the minutes of the April 18, 2018 meeting. Tim seconded the motion, which passed unanimously.

Approval of Financial Statements:

At the end of October 2018 we have \$12,570.54 in checking and \$46,596.38 in savings. One owner has not paid their 2018 assessment. Total expenses for the year to date are right on budget. We will still have to cover the 2019 Neighborhood Eco Pass. The cost for this is likely to be higher than last year, but we won't know by how much until we get the RTD contract. Contract costs for 2019 going forward will be based on smart card usage.

Bill moved to approve the October 2018 financial statements. Jack seconded the motion, which passed unanimously.

Old Business:

*Community Events:* As well as the community picnic, we showed three movies in the park. The HOA paid for the movie license and projector rental for one movie, and the cost of the other two was covered by a Spark grant from the City of Boulder. The third movie unfortunately had to be abandoned part way through because of a lightning storm.

*New Trees in Park:* We planted two Swamp White Oak in between ash trees on the south side of the park. Helen will ask Green Spaces to check the stakes.

New Business:

*2019 Budget:* The 2019 budget includes increases in the cost of insurance and the NECO Pass program. To maintain reserve savings along with these increases, John moved to approve an increase in the annual dues to \$525 per household. Jack seconded the motion, which passed unanimously.

*2018 Water usage:* John will review the water usage over the past five years to see if we have been over watering. We will check the rain sensor is functioning properly when the irrigation is turned on in the spring.

*ACC Applications:*

The application to install a hot tub at 4944 was approved by the board.

The application for new windows at 4938 was approved by the board, but the application to install a privacy fence and blind was not approved as it does not appear to meet the requirements of the Design Code (too tall). We need more information on the proposed location.

Homeowner Concerns:

Carolyn wants to make sure that the board is saving enough to reserves for replacing the fence on the east property line. She also asked if the replacement fence could have a more pleasing design. The board will compare the costs of different design variants when the time comes to replace the fence.

Next Meeting Date:

The next board meeting will be on Wednesday April 17, 2019. Location is TBD.

The meeting was adjourned at 7:38 pm