

Dakota Ridge North HOA
Board Meeting
October 28, 2019

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 6:06 pm. A quorum is present.

Approve Agenda:

An ACC request for a new roof at 4924 Dakota Blvd was added to the agenda.

Approval of Minutes:

Bill moved to approve the minutes of the April 17, 2019 meeting. John seconded the motion, which passed unanimously.

Approval of Financial Statements:

At the end of September 2019 we have \$14,746.08 in checking and \$51,049.32 in reserve savings. We have received \$35,215 in homeowner dues, meeting our annual budget. Two owners are outstanding in paying their 2019 assessments. Expenses match expectations, although water will be over budget for the year. There was a leak in the island irrigation earlier in the summer. John will analyze the water expenditure.

Jack moved to approve the September 2019 financial statements. Cal seconded the motion, which passed unanimously.

Old Business:

Community Events: We ran two movie events in the park this summer. One was funded by a City of Boulder grant and the association paid for the other. Our annual picnic was well attended again this year.

Grounds Improvements: We added a new load of sand to the play area and did some weeding and added new plants to the planters at the west end of the park. The planters could do with some more attention. Helen will arrange to meet with a gardening contractor in the spring and we will budget \$1000 towards this improvement.

Gazebo Repairs: The repairs to the gazebo were completed this summer.

New Business:

2020 Budget: Bill moved to approve the 2020 Budget with a \$25 annual dues increase. Jack seconded the motion, which passed unanimously. Dues for 2020 will be \$550.00. The increase will cover the higher cost of the NECO Pass program and the improvements to the plant boxes.

Neighborhood Eco Pass: It is anticipated that the cost for the 2020 contract will increase by 20%. We are working on separating out our contract from Dakota Ridge Village so that future contracts can be based on Dakota Ridge North residents' actual usage.

ACC Applications:

The application for a new roof at 4966 Dakota was approved by email. The application for a privacy fence / screen at 4938 Dakota was not approved as it did not meet the requirements of the design code. The owner was advised of modifications to the proposal that would be approved.

Bill moved to approve the application from 4924 Dakota for a new roof. Jack seconded the motion, which passed unanimously.

Other Business / Homeowner Concerns:

Debbie Brown asked if the board could require that all owners in Dakota Ridge North refrain from using non-organic herbicides or pesticides on their properties. The board does not feel they have the authority to require this. We can however encourage minimizing chemical applications in our 2020 newsletter. Bill will reach out to Mikl at Harlequin Gardens to see if they will offer an 'incentive discount' to Dakota Ridge North homeowners to help with this effort.

The newsletter will also include the repairs to the gazebo and other grounds improvements.

Helen will ask the manager for the Dakota Ridge Master Association if they would waive the fee for Dakota Ridge North to use their community center for our board meetings.

Next Meeting Date:

The next board meeting will be at 6:00 pm on Wednesday April 15, 2020 at 4923 Dakota Boulevard.

The meeting was adjourned at 7:10 pm