

**Dakota Ridge West HOA
ANNUAL MEETING
October 12, 2022**

MINUTES

Present: Stephen Clark, Tim O'Brien, John Hinkelman, Lisa Rice and Cathy Condon, plus nine proxies. A quorum is present.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:10 pm.

Approve Minutes of 2021 Annual Meeting:

John moved to approve the minutes of the 2021 Annual Meeting. Stephen seconded the motion, which passed unanimously.

President's Report:

John reported that the main HOA project in 2022 was to upgrade the irrigation between 10th Street and Dakota Boulevard. There is currently a leak at the corner of Dakota and Lee Hill by the valve box. The irrigation will be turned off in the next week or so.

The irrigation backflow will be tested in the spring.

There was a query about responsibility for the Dakota Blvd island, as there are shrubs blocking visibility. John thinks the City takes care of this area, and we can report this through Inquire Boulder.

We are building up an email distribution list. Helen will request addresses for owners that are missing.

Treasurer's Report:

Helen reported that at the end of September 2022 there is \$4,194.27 in the operating account and \$17,561.80 in the reserve account. All homeowners are current on paying their dues. We are operating within the budget overall, although insurance and grounds are over budget.

2023 Budget:

To adjust for increases in insurance and grounds maintenance, the 2023 budget will have a \$20 dues increase. Annual dues for 2023 will be \$245.00.

Election of Officers:

Tim moved to re-appoint John, Stephen and Tim to the board. Stephen seconded the motion which passed unanimously.

Homeowners' Concerns:

Cathy brought up improper storage of trash cans on neighbors' properties. Helen will send notices to owners and include this in the year end notices, along with a reminder that garages should be available for parking vehicles.

Helen will distribute the governance policies that are required by State law to the board members for approval by email.

Cathy requested that a reminder is sent to owners that they are responsible for sidewalk snow removal.

The board received an architectural application from an owner for a more fire resistant fence, but could not approve as it did not meet the HOA requirements in the covenants. We can submit a minor modification application to the City to allow a non-conforming fence material.

The meeting adjourned at 6:57 pm