

**Dakota Ridge West HOA
BOARD MEETING
May 3, 2023**

MINUTES

Present: Stephen Clark and John Hinkelman. A quorum is present.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:04 pm.

Approve Agenda

The agenda was approved with no additions.

Financial Statements

As of the end of April, total assets are \$28,417.01. All owners except four have paid their 2023 dues. Late fees will be applied to accounts still delinquent at the end of May. Expenses are in line with the budget.

Old Business

Irrigation repairs: We did some extensive irrigation repairs last year and Green Space will review the system when it is turned on in the next week and take care of the minor repairs.

Fence Repairs: Some repairs were made to the rail fences on the corners of Dakota Blvd and Lee Hill Road.

Lee Hill island: The City trimmed back shrubs on the Lee Hill traffic island that were impacting visibility. The arborist said that they would not plant an additional tree along Lee Hill because the requested location is too close to an intersection.

Trash can storage: Notice of improper trash can storage was sent to was sent to several owners. Helen will do another inspection and we will send follow up notices to residences where trash cans are in front of the building.

New Business

2023 Grounds maintenance: The 2023 contract with Green Space was approved by email.

Tree Treatments & winter watering: The board approved a round of winter watering for the trees on Lee Hill Drive, and also approved treating ash trees for Emerald Ash Borer.

Board Member vacancy: Tim O'Brien has sold his home so we will need a new board member. The board can appoint a new board member when someone leaves the board in the middle of their term. John will speak to a neighbor who may be interested and this can be voted on by email.

Architectural applications: Applications to install solar panels at 4883 and 4875 were approved by email.

Homeowner Concerns / Other Business

An owner at 10th St & Lykins reported that a section of privacy fence adjacent to their home had blown down. This fence is the responsibility of Dakota Ridge North HOA and is scheduled for replacement later this month.

Stephen requested that the board reviews the landscaping and fencing regulations and makes changes so that they are more appropriate to minimize fire danger. We can make changes to the requirements with the approval of 2/3 of owners and we may also need to request a minor modification from the City.

In general the neighborhood is well protected from fire spreading but there are other things owners can do to improve their fire safety when they make improvements to the exteriors of their homes.

Next Meeting Dates

We will set a board meeting for September 2023 and the annual meeting for October 2023.

The meeting adjourned at 6:37 pm