

Nelson's Creek Homeowners Association

Annual Meeting – April 29, 2024

Call to Order:

- The meeting was called to order by President Glen Robbins at 7:05pm with 51 homeowners present.
- Members of the board present were Glen Robbins President, Nancy Kurtenbach Treasurer, Tyler Graham Secretary, and Mike Reynolds

Reading of 2023 Meeting Minutes

- Tyler read the minutes from 2023.
- On a motion by Fritz Weith, second by Ebrahim Abdulsatter, the minutes were approved.

Treasurer's Report

- Nancy provided a review of the 2022 income statement and laid out the proposed 2024 budget.
- One member asked how the shortage was covered. Nancy said we have CDs which contain funds received from the city when they upgraded 144th and Blondo streets. We currently have \$36,000 in CDs and \$8,000 in checking.
- There was a concern about the money spent on landscaping and the islands are in poor repair (weeds and dead grass)
- There was some discussion about the number of homeowners that are not current on dues. We had a volunteer that would help collect. There was further discussion about putting liens on houses. We don't currently do that anymore but we can change that process if necessary.
- On a motion from Sue Balwin, second by Mallory Stone, the 2024 budget was approved.

Presidents Report

- Joe Hawk from Walentine O'Toole was introduced as the attorney handling the lawsuit with the homeowner with the sheds. He took several questions and explained the process and the current state. Right now it is pending going before the judge with an amendment to include the black driveway.
- Glen shared the items that were accomplished from last year including:
 - Installing the new sidewalk on the East side of Blondo entrance
 - Purchased Christmas lights for the main entrances
 - Fixed leaks in the sprinklers on the Blondo entrance
 - Installed a new power meter for the West Blondo side.
 - Had an after-action meeting about the 4th of July party.
- NCHA is attempting to take over ownership of the sidewalk between NCD and Sherwood.
- NCHA is also investing different software platforms to help run the inner workings of the HOA.

New Business

- There was a suggestion to either notify cars to not park along the parade route or to find a different route.
- There was discussion about how to notify people they live in an HOA. We had one volunteer who said they would help with this. Otherwise it is the home owner's responsibility to know this.

- It was brought up that the 4 ways stop at Grant and NCD had a lot of people not obey it.
- There was a request to get the architecture guidelines updated.
- There was a lot of discussion around sheds and what it would take to do another vote since the vote from 2022 was not documented. How often can we vote and make changes to the covenants. We will wait until the lawsuit is concluded and will re-evaluate after.
- There were several volunteers that stepped up to help out with the HOA. Contact info has been gathered and we will reach out.

On a motion by David Meierhenry, second by Jeff Baldwin, approved the meeting to adjourn at 8:42pm

Tyler Graham, Secretary