

Nelson's Creek Homeowners Association

Annual Meeting – April 3rd, 2023

Call to Order:

- The meeting was called to order by President Glen Robbins at 7:05pm with 34 homeowners present.
- Members of the board present were Glen Robbins President, Nancy Kurtenbach Treasurer, Tyler Graham Secretary, Joel Osborne, and Roland Kenny

Reading of 2022 Meeting Minutes

- Glen shared after several attempts to reach the secretary from last year we were not able to obtain the minutes from the 2022 meeting.
 - There was discussion around the legality of not having previous minutes.
- Nancy along with other members provided a verbal recap of the meeting from last year.
- On a motion by Joe Lee, second by Carol Wakin, approved the minutes as verbally spoken

Treasurer's report

- Nancy Kurtenbach provided a review of the 2022 income statement and laid out the proposed 2023 budget
- Joel provided an update about the sidewalk on the east side of Nelson's Creek drive between Blondo and Patrick. He stated the estimate was \$7,400. It's 135' long and 4-6' wide to match the sidewalk on the west side.
- It's our plan to purchase Christmas lights for the entrances this year
- We plan on doing another fall social; it went well in the past.
- The 4th of July parade is also planned.
- A question about the water bill was raised. Joel is going to work with landscapers to make sure the sprinklers are adjusted properly and water at optimum times of the day.
- A question was raised about the amount for landscaping and flowers. Joel is going to work with the landscapers to make sure reasonable flowers and landscaping was done.
- On motion by Rich McShane, second by Sue Baldwin, approved the 2023 NCHA budget

President's report

- Glen shared there is an ongoing lawsuit with a homeowner who has shed(s) that violate the NCHA covenants. We are working on getting it removed. No further details will be provided at the time. Time was then spent discussing the current shed covenant. He reminded everyone of the covenants and the architectural committee.
 - There was a question raised if Picotte was included in the SID because they have a new shed on the playground. It was determined that they are not.
 - Another question was raised if children's play equipment was classified as a shed. After reading the covenants it was determined that they are not because they are not enclosed. Further discussion could be had if there were issues with them in the neighborhood.

New business

- One homeowner brought up a dispute about property lines. Glen was going to get with the homeowner offline and discuss a potential resolution
- There was discussion about the protected land on along 144th street
 - Reports of homeowners dumping yard waste into that protected area
 - Debris collects in that area
 - Unsightly weeds
- The idea of doing a neighborhood cleanup where people could gather to cleanup the along 144th st
- There was a question about if the city repairs a concrete street in the neighborhood if it would be repair with concrete or asphalt
- The fence and sidewalk connecting N 145th St and Nelson's Creek Drive
 - Who owns this sidewalk
 - It was determined OPS owns the sidewalk
 - The snow has not been cleared from it the last couple of snow falls
 - The fence is in disrepair where it is two different colors, chipped, and falling apart
 - Joel will reach out to the school to see if they can get the repair and maintenance on their radar.
- There was a concern about the sidewalks not being cleared
- Several expressed interest in meeting more than once a year
 - There was an overall favor of creating a Facebook group exclusive to Nelson's Creek
- It was asked if there was an easier way to disseminate the covenants
 - The bylaws are difficult to get to on the website; hard to read
- Could the two lots that Nelson's Creek owns on either side of the Blondo entrance be turned into a community garden
- What were the repercussions of something was not approved by the architectural committee. There was further discussion about the architectural committee
- Everyone was reminded the covenants and by-laws could be found on the website.

On a motion by Joe Lee, second by Sue Baldwin, approved the meeting to adjourn at 8:25pm

Tyler Graham, Secretary