

**MINUTES OF THE NELSON'S CREEK HOMEOWNERS ASSOCIATION  
ANNUAL BOARD MEETING - April 11, 2011**

The meeting was called to order by the Vice President, Bill Fleck, at 7:05 p.m. and there were thirty two homeowners present.

Dan Collins, was appointed recording secretary.

Board members present were Bill Fleck, Vice President, Maureen Cass, Treasurer, Dan Collins, Secretary, and Jeff Busch.

On a motion by Janet Pol, seconded by Don Hindmarsh, approved the 2010 Nelson's Creek Homeowners Association (NCHA), Annual Meeting Minutes as distributed.

Milo Cunningham requested that the number for a quorum be researched and that a copy of the NCHA by laws be available at future annual meetings.

**Officer Reports**

Bill Fleck, Vice President gave the Presidents Report, as the Presidents' position was vacant with the resignation of George Achola. Bill reported that it had been a difficult year, considering the President resigned for personal reasons, the Treasurer position transitioned from Janet Pol to Maureen Cass, and lastly with newer Board members.

He stated that the Board was performing better with regular meetings and is attempting to save the NCHA money with Board members themselves performing some of the tasks that previously had been paid to outside contractors. Bill explained that Board members are saving the NCHA money by maintaining the flower beds, pruning trees, and replacing bulbs in the spot lighting. Bill also mentioned that the street widening project has started and that as a Board we are very closely managing our expenditures. The Board is attempting to save money as much money as possible to pay for anticipated new signs, when our existing signs are destroyed in the project. As a Board we have decided to simply maintain the existing entrances and not spend any extra money on them until the widening project is completed.

A Homeowner inquired about trying to save the existing signs and Bill explained that the City will not tell us the timetable with any certainty, when the signs need to be removed. Also, the City will tear the signs down, but they will not store or replace broken & destroyed signage. The problem is we don't know a date to remove the signs and we also need a place to store to signs, providing we could engage a firm to remove them intact.

Bill reported that the Board sought competitive bids for lawn and that the 2011 bid was awarded to Cutting Edge Lawn Care. The competitive bid for sprinkler maintenance is currently still in process and will likely be awarded to EZ Rain.

### **Treasurer's Report by Maureen Cass**

Maureen reported that she had taken over July 1s for Janet Pol and was still very much learning. She presented the Income Statement for 2010 and the Proposed budget for 2011. Among questions that arose were an expenditure of \$106.49 for a movie night for the kids. Milo Cunningham expressed his disapproval over the expenditure and Terry Zahn volunteered to pay \$100 of the cost. Maureen stated that she showed a movie this fall to 20 – 30 kids and would like to continue this again this year. Janet Pol suggested that the NCHA Board investigate verify that this would not violate any copyright laws.

A Homeowner asked about why the meeting had not been promoted with signs placed at the entrances. Maureen Cass and Bill Fleck explained that the NCHA Board in another effort to cut costs, created a website last year. The website was used this year to advertise the Homeowners meeting and also for announcements that previously were communicated in the newsletter. Last year each Homeowner was mailed a refrigerator magnet and note that announced and promoted the website: [www.nelsonscreek.org](http://www.nelsonscreek.org)  
Password NCHA445

The annual meeting signs are misplaced new ones will be ordered for next year. Maureen further explained the 2011 Annual Meeting was officially announced to 100% of the Homeowners in a mailing dated April 1, 2011. The same mailing also included the proposed 2011 budget and the annual dues notice. Milo Cunningham objected to using the website notifying Homeowners on the website via the internet as some Homeowners may not have internet access. Bill Fleck then asked if any of the Homeowners present did not have internet access and everyone present did have internet access.

Maureen Cass stated that we are working on a newsletter e-mail notification system. She said a questionnaire was placed in the annual meeting notice that requested e-mail addresses as well as tonight we captured e-mail addresses. Maureen also said a place on the website will be dedicated to updating each Homeowners information.

Another Homeowner asked why the Income Statement was not accompanied by a Balance Sheet. Maureen Cass stated that she is still learning the Treasurer's position, but a Balance Sheet, checking, & money market account balances will be provided on the website and at next years' Annual Meeting.

Homeowners asked other questions regarding the budget, including the supply budget and regarding the collection of delinquent accounts. Jeff Busch explained that he has taken on a responsibility to call delinquent Nelson's Creek accounts. He explained our goal is to lower the accounts receivables and continue to file property liens when dues are owed for multiple years. .

On a motion by Jack Cheloha, seconded by Milo Cunningham, approved the 2011 NCHA budget, as mailed and distributed.

Janet Pol, former Treasurer, stated that in prior years we have always also approved a \$3,000 contingency fund as part of the budget. She said a contingency fund is suggested

because our By Laws require a majority of the Homeowners approval, for any non-budgeted expenditure over \$2,500. Janet said a contingency is necessary if for example a well head needs major repairs.

On a motion by Janet Pol, seconded by Don Hindmarsh, approved a \$3,000 contingency fund be added to the 2011 NCHA budget..

### **OLD BUSINESS**

None

### **NEW BUSINESS**

A Homeowner asked about the covenants regarding trash cans being stored within sight of the street. Bill Fleck explained that this is prohibited and that he and former President George Achola have visited homes following up on these and other types of complaints. He reminded Homeowners that it is also their responsibility to discuss infractions with their neighbors when they see problems. He said that why it may be unpopular, it is also their responsibility to go to these neighbors first. Bill reminded the Homeowners that Board members & Officers serve NCHA and receive no compensation.

Board member Jeff Busch discussed how the Board recently acted upon a complaint regarding the yellow house on Nelson's Creek Drive with garbage in the drive way and on the side yard. He called the real estate agent was able to get most of the trash promptly hauled away.

Another Homeowner discussed a trash dumpster in left in a drive way on Burdette Street for an inordinate amount of time. Jeff Busch said he had received the complaint, followed up on it with phone calls to the owner, and the dumpster was removed thereafter.

Another Homeowner asked if it were legal to own and rent a home in Nelson's Creek and Don Hindmarsh discussed that rental homes are perfectly legal.

### **SID NEWS**

Janet Pol and Bill Fleck as SID Board members discussed that a firm has been contracted by the SID to spray out the sewer system. Janet described that the sewer is checked for problem areas with a camera and then water jets are used to flush grease and other debris out of the system. She said a clogged sewer system could be a potential liability to the SID if it backed up into a basement.

Janet also said that bad concrete is being replaced in three phases and the street sweeper will be coming through the SID soon.

### **ELECTIONS**

A Homeowner asked and Dan Collins reported that the current Board is elected for two year terms and is presently comprised of:

Maureen Cass, Treasurer, elected 2010

Dan Collins, Secretary, elected 2010

Jeff Busch, elected 2010

George Achola, our former President who resigned and the position is now vacant, elected 2009.

Bill Fleck, Vice President, elected 2009

Joe Cass, elected 2009

Jeff Busch was asked and stated that while we currently have a six person Board, the By Laws allow us to increase size our Board would be happy to increase the size if requested.

Dan Collins stated that Joe Cass and Bill Fleck had each submitted their name for the 2011 election. Jeff Busch then called three times for nomination from the floor. Rick Bartak requested that his name be placed into nomination. There being no other nominations from the floor and with three vacancies, Joan Lubischer made a motion, F.J. Forsberg seconded, and motion Approved to cast a unanimous ballot for those candidates running for election.

There being no further business, the meeting was adjourned at 8:35 p.m.

Bill Fleck, Vice President \_\_\_\_\_

Dan Collins, Recording Secretary \_\_\_\_\_