

**MINUTES OF THE NELSON'S CREEK HOMEOWNERS ASSOCIATION
ANNUAL BOARD MEETING - April 12, 2010**

The meeting was called to order by the Vice President, Bill Fleck, at 7:02 p.m. and there were nineteen homeowners present.

Dan Collins, was appointed recording secretary.

Board members present were Bill Fleck, Vice President, Dan Collins, Secretary, Joe Cass, and Maureen Cass. Board members George Achola, President and Jack Hawk, were absent.

On a motion by Milond Cunningham, second by Don Hindmarsh, Approved the minutes of the 2009 Nelson's Creek Homeowners Association (NCHA) Annual Meeting.

OFFICER REPORTS

Vice President Bill Fleck stated that Treasurer Janet Pol has resigned, effective June 2010.

Treasurer, Janet Pol, discussed the mailed Proposed Budget for 2010.

Janet Pol reported As of Dec. 31, 2009:

Money Market Balance:	\$ 12,979.65
Checking Balance:	5,197.60
Accounts Receivable:	2,231.00
Total Net Assets:	\$20,408.45

Janet Pol reviewed the 2009 financial results that showed net income of \$1,542.25. She noted that we spent a little extra on both landscaping and the 4th of July parade than budgeted. Janet stated that going into 2010 we had only \$2,231 in outstanding dues and that only six Homeowners were more than two years in arrears.

Janet discussed how the SID annually reimburses the NCHA for the maintenance of the four out lots owned by them. Since our Homeowners Association (HO) would have to pay federal income tax any income we receive, the SID just pays that \$1,000 directly to our contracted lawn care provider instead. NCHA has no other income to claim and does not file a tax return.

She also reviewed the new 2010 budget line items and said some of the bills this year include our Quickbooks software accounting license the normal mowing, trimming, sprinkler system maintenance. Janet answered a Homeowner question regarding street sweeping and said that \$800 fee was paid by the SID and should be completed in the next month.

On a motion by Ron Mercer, second by Bev Yager, Approved the 2010 NCHA Budget.

Bill Fleck asked the Homeowners present to give Janet a round of applause for her dedication and service to NCHA.

SID NEWS - Janet Pol , Board Member

Janet stated that Lamp Rynearson will again be out aggressively marking any streets that need concrete repairs. The SID is very aware that if & when we are annexed by the city, street repairs may lag and we want to proactively replace as much bad concrete as possible. A homeowner asked about a hole in a street and Janet stated that likely it would be marked within the next few weeks for replacement.

The question of annexation came up and Janet answered that nothing is pending at this time.

A homeowner remarked about the Grant street stop sign and people who fail to stop there. Another homeowner asked about the need to increase the severity of our speed bumps, in order to slow down traffic. Janet stated that the SID requested a County Engineer study, which was performed while Picotte grade school was in session and found that speeds were reasonable. Also the existing speed tables are within inches of correctness and the cost to replace would be approximately \$75,000. Therefore the SID Board decided to not replace the speed devices at this time. There are many issues to replacing a speed bump including what type a calming device (like roundabouts, chicanes), the cost, and snow removal. The SID will continue to study this issue.

A homeowner asked about our speed bumps and Janet stated that other area bumps are better slowing traffic because their angles are sharper than in Nelson's Creek. She stated that Nelson's Creek speed bumps are made of asphalt, which tend to flatten over time. The cost to replace our current speed bumps, would simply be prohibitive at this time Janet stated that the SID meets the 2nd Wednesday of every month at the Picotte library. All Homeowners are welcome to attend and she will check with Counsel to see if their minutes may be posted on the NCHA website.

A Homeowner asked about the NCHA signage and what would happen to it with the upcoming widening project for 144th & Blondo Streets. Janet stated that in theory the County would take the signage down and then the replacement would be up to the NCHA.

UNFINISHED BUSINESS – None

NEW BUSINESS

Elections

Vice President Bill Fleck stated that we have three open Board positions and that current Board members Maureen Cass and Dan Collins are running for re-election. In addition Jeff Busch also requested his name be placed in nomination. There be no other nominations from the floor, On a motion by Don Hindmarsh, second by Cyndi Roy, Approved to cast a unanimous ballot in favor of those candidates running for election.

Website

Board member Maureen Cass discussed and gave a demonstration of the new NCHA website <http://www.nelsonscreek.org/> She stated the Board decided a website would be very cost effective and timely for newsletters, publishing our Homeowners directory, and general announcements to Homeowners. Maureen detailed items already listed on the website and stressed it is a work in progress. She also discussed privacy protection for Homeowners. The site will be password protected in order to view the names of Homeowners and anyone may also request that their name not be listed. A Homeowner questioned the \$600 budgeted for website and Janet Pol stated most of that has already been spent on the domain name, hosting, and the magnets already sent to Homeowners with the annual meeting announcement.

Upcoming Events

Vice President Bill Fleck announced that annual Garage Sale will be advertised and held on June 3 – 5, 2010.

Maureen Cass stated the annual 4th of July parade will begin at 9:00 a.m.

Dan Collins requested volunteers to assist planting the seed beds on an upcoming Saturday morning.

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There being no further business, on a motion by Shelley Collins, second by Michael Schop, Approved the meeting to Adjourn at 7:45 p.m.

Bill Fleck, Vice President

Dan Collins, Recording Secretary
