

McClelland's Creek Executive Board

Meeting Minutes

February 2, 2016

Present: Chip Beake, Brian Lee, Leslie Ross, Angela Hauser

Next meeting: February 11, 2016

I. Announcements

- None

II. Discussion

- Minutes approved from January 12, 2016 meeting—Chip Beake motioned, Brian Lee 2nded, present board members approved
- Minutes approved from annual 2015 annual meeting—Brian Lee motioned, Chip Beake 2nded, present board members approved
- Financial Review
 - 2015 financials received from Vicki Peppers on February 2, 2016, present board members reviewed
 - Brian Lee to check with Vicki Peppers at BRC Management about “Builder Subsidy” that is listed as \$0.
 - Chip Beake was given letter from Vicki Peppers to Cal/Atlantic, indicating builder owes \$13902.71 for “invoices incurred but not posted for 2015”—Chip Beake will make sure that Vicki Peppers resolves this issue before handing over property management to Poudre Property Services
 - Board acknowledges that we will need an assessment of the current financial state of the HOA at transition to Poudre Property Services
 - Some homeowners are short on their dues. Chip Beake will check with Vicki Peppers to make sure there is a plan for notifying these homeowners.
 - Board cannot approve financials as they were presented. Items listed above need to be addressed before approval.
- Architectural review committee
 - Discussion surrounding the process for architectural review. Brian Lee demonstrated Excel database used to track review process.
- Social committee
 - Review of events planned for the year:
 - February: Valentine “boo’s”
 - March: Easter Egg Hunt (March 26)
 - May: Neighborhood BBQ (May 21)
 - July: Independence Day Bike Parade (July 1)
 - August: Neighborhood Night Out (August ?)
 - October: Halloween Decoration Contest
 - Other Events
 - Monthly ladies’ nights
 - Garage Sale (Day of Zach ARC drive)
 - Board suggested common area Christmas lights

III. Roundtable

- Insurance HOA and D&O
 - Chip Beake obtained quote from Napoleon Gibson for 1-year contract for insurance with State Farm. The quote was approved via e-mail by all board members. The quote was competitive with price from previous insurance company. Board will get new quotes for insurance late 2016.
- Property management transition issues:
 - Poudre Property Services has attempted to contact BRC Real Estate to discuss transition, but has had no response
- Dauster law firm—no updates; Chip Beake will contact law firm before next meeting as discussed at previous meetings
- Lot J Update—no updates
- Future Executive Board Meeting Dates—
 - 2/11: ARC database meeting
 - 3/9: Mark Neuman (Cal/Atlantic) update on Lot J/trees—Brian Lee will try to get a room at Zach Elementary.
 - 4/13: Management transition
 - 5/10: Final spring meeting
 - 8/24: Back to school
 - 10/12: Budget negotiations
 - 12/6 Annual Meeting

The meeting was called to close by Chip Beake at 7:09PM.