

**OVERLOOK AT NORTHLAKE HOMEOWNERS ASSOCIATION
OPEN SESSION MEETING MINUTES
FEBRUARY 6, 2013**

BOARD MEMBERS PRESENT: Naomi Dyer, Daphne Stewart, and Jan Patterson

BOARD MEMBERS ABSENT: Felix Bryant

OTHERS PRESENT: Josie Wells, Community Associations
Tami Carpel, Recording Secretary

CALL TO ORDER: The meeting was called to order at 7:33 p.m.

MINUTES: The minutes from the open session of the January 2, 2013 meeting were approved.

LAWN MAINTENANCE: The Board decided since last meeting, via email, to go with RJ Landscaping. The Board reviewed and discussed the bid sheet and contract for services and approved the contract at a price of \$32,150.

PLAYGROUND: Playground Specialists, Inc. will be attending March's meeting. The Board reviewed and discussed different options proposed by the company. Naomi will begin making a list of potential questions for the company and forward them to the Board and Josie to ask at next month's meeting.

PARKING: Montrose Towing will put the towing signs up in the community this week. The Board expressed that there has been an improvement in parking since the new parking rules have taken effect.

RUNOFF PROBLEMS: The Board reviewed the proposal for the raingarden. The raingarden will be split into two to reduce the costs to \$4090 a raingarden, and with the possibility of receiving a grant of \$2500 for each raingarden, the final cost could be about \$1500 per raingarden. The proposal was approved provided that the new final cost is within \$1000 of the quoted price.

Daphne was going to check with her neighbors on input regarding the two proposals for 18917 Snow Fields Circle. Both proposals (one for a retaining wall and one for a trench) were discussed. Josie will email the two proposals to the Board and they will discuss the options via email so the Board can make a decision and have the work done before April.

SEALCOATING AND OVERLAY: Josie related to the Board that everything has been completed except there is still one space missing on Island View. She has not paid the bill yet. The Board decided to withhold about \$5000 of the bill until the work has been completed.

Ebbtide Circle is scheduled for 2013. The Board decided to schedule the work for the Fall of this year and to continue to keep the space markings as just numbers and not boxes.

BROCHURE: Naomi will send the proposed brochure to the Board members for their input.

TENANT'S PACKAGE: The tenant's package will include the rules and regulations as well as the brochure. It will also be on the website.

NEW BUSINESS: The COC form was signed.

THE OPEN SESSION OF THE MEETING WAS ADJOURNED AT 8:28 P.M.

APPROVED BY: _____ **Approved** _____ **DATE:** _____ **March 11, 2013** _____