

NORTHVIEW ESTATES HOME OWNERS ASSOCIATION
Third Annual Meeting

January 21, 2014

Attendees: Jason Barthell- President, Dan Raczykowski- Vice-President, Gerhard Barone- Treasurer, Bob Darilek-Secretary.

The meeting was called to order at 7:08 p.m.

Introduction of the officers/ Introduction of the attendees

There were 14 attendees.

Secretary thanked the President, Vice- President and Treasurer for their dedicated services.

The President announced the agenda.

The Treasurer explained the voting procedures as well as the positions being voted on. There hasn't been anyone interested in the Committees Director position. Votes were cast for the position of President with write in availability for Committees Director.

Nominations were as follows:

Jason Barthell

There were no other nominees

Treasurers report:

The Treasurer explained in detail of where the finances stand to date.

Expenses Detail

<u>Stable Expense items</u>	<u>Budgeted</u>	<u>Actual</u>
Landscaping	\$3,600	\$6,860
Street Lights	\$3,600	\$4,205
Insurance	\$2,000	\$1,930
Water	\$1,500	\$995
Legal/Prof .Fees	\$500	\$290
Office	\$500	\$425
Website	\$250	\$1,995
Total Stable Expenses	\$11,950	\$16,700

<u>Variable Expense Items</u>	<u>Budgeted</u>	<u>Actual</u>
Snow Plowing \$400- \$12,000 range	\$4,800	\$1,935
Street Repairs \$0 - \$4,000 range	\$1,500	0
Bad Debts (Unpaid dues)	\$750	0
<u>Stable Annual Expense Items</u>	<u>\$11,950</u>	<u>\$16,700</u>
Total Annual Expenses	\$18,400	\$18,635

Financial Summary

2013 Dues and Fees	\$18,900
<u>2013 Expenses</u>	<u>\$18,635</u>
2013 Excess	\$265

Current Cash Balance \$27,390

Current Accounts Receivable Balance \$11,420

Primarily 6 "Old" delinquent accounts

29 new unpaid accounts this year

One significant new account

The discussion topics were:

- a) Urban Growth Area expansion (Proposed by Ron H.)
- b) New Website: Photo's and overview of new site.
- c) Bus Stop: Buses will remain for Prairie View through the end of the school year while they conduct a walking study.
- d) Speed: Reminder to watch speed while traveling through the neighborhood. 20 mph is acceptable.
- e) Snow plowing: Please do not blow snow back into the street. If there are any issues, please contact the association. If a homeowner wants their individual driveway plowed, please contact the H.O.A. and the officers will put the service provider in contact with the homeowner to arrange for additional service at the homeowners cost.
- f) Fence: The fence was hit three times and is now falling apart. The officers are researching the alternatives and will bring the options to the H.O.A. for a vote.
- g) Landscaping: Please properly maintain yards. There have been letters sent last year to the individual homeowners regarding compliance issues. Most homeowners receiving the notices have cleaned up the lot. However, there will be more notices sent out in the Spring of 2014 to those homeowners whom have not responded as well as any new issues that may arise.

- h) Beautification: There have been trees in the entryway that have died and need to be replaced. We also will address planting evergreens at the front entrance "T". The officers would like to have volunteers to help with this project.
- i) CC&R's: Please obtain and read the CC&R's. They should be readily available on the website.

Open discussion

Volunteers were:

Tim and Annette Nadreau (907) 223-59890

Ray Johnston 467-0338

John Beasley 844-4918

Tony and Lindsey Yochum 467-2849

Meeting adjourned at 8:36 p.m.

The votes were counted after the close of the meeting.

Jason Barthell has been re-elected as President for another term for the H.O.A. on January 21, 2014.

The next officers meeting will be held on February 4, 2014 at the Presidents home.