

NORTHVIEW ESTATES HOME OWNERS ASSOCIATION

March 7, 2016

Attendees: Jason Barthell- President, Dan Raczynski-Vice President, Bob Darilek-Secretary, Gerhard Barone-Treasurer, Steve Marsh-Committees Director, Raylene Skoke, Jake Smeltzer.

The meeting was called to order at 7:37 p.m.

The President (Jason Barthell) introduced all attendees as there will be outgoing officers and incoming officers at this meeting.

Treasurers report:

Cash- \$29,371.47

Accounts Receivable: \$5,950.00

\$3,900.00 – 3 old accounts

\$2,050.00 – 10 new accounts

The Northview Estates insurance has been paid to date. The current insurance policy costs the HOA approximately \$2,000.00 per year.

The officers reimbursed the Treasurer for cookies and water that were purchased for the Annual meeting on February 23, 2016 in the amount of \$11.37.

Raylene Skoke whom is to relieve Gerhard Barone as Treasurer, updated the Tax Returns for 2012, 2013 and 2014.

Elections:

The board voted for the acceptance of the following changes to the board:

Steve Marsh has been voted the President, relieving Jason Barthell as President.

Raylene Skoke has been voted the Treasurer, relieving Gerhard Barone as Treasurer.

Jake Smeltzer has been voted the Committees Director, relieving Steve Marsh as Committees Director.

The Secretary has transferred the outgoing Presidents USB, containing his work with the HOA, to the incoming President.

Legal:

Jason Powell

Bjornson Law Offices, PLLC

2809 Great Northern Loop, Suite 100

Missoula, Montana 59808

The attorney and firm noted above are still addressing concerns for the HOA.

The outgoing President has notified attorney Dave Bricklin of the officer change and has informed him of the new President and his name.

Website:

The website will now require an update. The outgoing officers need to be removed and the incoming officers need to be added.

The website logins need to be changed and transferred to the new officers.

Assessments:

There are a few members of the HOA whom have not submitted their assessment funds for the entry fence.

Builders:

Condron has asked that the board to approve his plans regarding the height requirement on Deborah Lane. The new President will respond to his request.

School Busses:

No discussion.

Common Areas:

The outgoing President informed the incoming President about the projects he was working on and handed them over.

- 1) The entryway fence needs to be moved in the Fire Hydrant area as there isn't enough room for the Fire Department to operate the hydrant.
- 2) There has been damage to the fence in the way of a hole. That will need to be repaired.
- 3) The Fire Hydrant reflectors should probably be replaced as they are aged and not as effective. There are approximately twenty reflectors and these were originally purchased at Costco.
- 4) There is a street sign at Austin and Crossover that was run over and needs to be replaced. Jason will give the street sign to Steve for reinstallation.
- 5) There is also an incorrect sign on the corner of Briarcliff and Orchard which the word Briarcliff is misspelled.
- 6) Milbrath still needs to complete the landscaping along Deborah lane.
- 7) Innovative Landscaping still does the weed spraying.
- 8) There is research in the workings to see if rock in the entryway is viable and affordable.

Streets:

The Secretary reports street light outages to Avista.

We are currently paying \$350.00 per month for street light maintenance and operation. Avista might have an incentive to replace the current lighting with LED's.

There is a concern about the LED lights being brighter. The officers brought up the possibility of directing the lights down as to consider the residence windows, etc. (light shining in). This would be a very favorable option and the new President will look into it.

Snow Plowing:

Members of the association are to be reminded that they are to contact the board regarding snow plowing, landscaping or de-icing issues, NOT the drivers or workers.

Board of Commissioners:

No Discussion.

Annual Meeting:

There were 21 votes cast at the Annual Meeting.

We have received new names of members willing to volunteer their time to the HOA. We will be notifying them as needed, for support.

There needs to be a follow-up letter from the Annual Meeting.

Annual State of the H.O.A. letter:

No discussion.

Other business:

The President gave the new officers a summary of the issues in the HOA that are reoccurring and upcoming.

There was also a summary of the CC&R's and where we are today.

There is an upcoming vote on the CC&R's that will require a ninety percent vote of the total members of the HOA. The new Committees Director (Jake) will notify the new volunteers when this is to take place and he will also be heading this group. During this project, they will be updating the member's phone numbers and Emails.

IMPORTANT: Board members are ALWAYS to be paired up when addressing or meeting with others during business issues.

The monthly meetings will continue, as before, with the new board.

The next board meeting will be on March 27, 2016 at 1924 W. Briarcliff lane at 7:30.

The meeting was adjourned at 8:54 p.m.