

**NORTHVIEW ESTATES HOA
GENERAL MEMBERSHIP ANNUAL MEETING
FEBRUARY 13, 2018**

1. Welcome

20 Homeowners were in attendance. Board President Steven Marsh welcomed all and introduced himself and the current Board members:

Steven Marsh, President, has served on the Board 4 years; his current term expires 2020.
Dan Raczykowski, Vice President, has served 6 years; his current term expires 2018.
Bob Darilek (not in attendance), Secretary, has served 10 years; his current term expires 2020.
Raylene Skok, Treasurer, has served 2 years; her current term expires 2019.
Jake Smeltzer (not in attendance), Committees Director, has served 2 years; his current term expires 2019.

2. Treasurer's Report

The treasurer's report is an attachment to these minutes. The treasurer provided an explanation of 2017 income and expenses, and the need for the increased annual assessment. Also discussed was the assessment differentiation for residents on Orchard Lane.

2018 Regular Dues = \$185.00

2018 Regular Dues for Orchard lots = \$138.75. Section 4.3 of the Northview Estates 1st Addition CC&R's allows for a 25% reduction for lots that are adjacent to the private roadways shown on the private plat. Refunds were issued for those homeowners that overpaid.

3. CC&R Clean-Up Project 10.7 & 3.4 was a success and has been recorded with Spokane County.

4. Review of Summer and Winter Letter topics

Snow Plowing:

We do not plow the streets until at least 3 inches of snow has accumulated.

Orchard is a public street and maintained by Spokane County. The County has made it clear that it is illegal for the HOA (or any private citizen) to clear snow or maintain any public road. However, the homeowner is required to clear snow and maintain the sidewalk along public roads per County Code.

Please do not plow or blow snow from your property into the streets. Due to safety issues, there is a \$60 fine per occurrence that will be enforced immediately and used to augment the snow plowing budget.

Please be aware that if you hire someone to clear snow from your property, it is still the responsibility of the homeowner to ensure compliance with this provision.

RV/Boat Parking:

CC&R Section 8.13 states: *“Recreational vehicles, including boats, snowmobiles, motorcycles, motorhomes, campers, and the like are not to be used in Northview Estates either on the Common Property or on any lot. Such vehicles must be stored out of sight and (or) in a fenced yard.”*

Due to this being the number one issue for complaints to the Association, the Board is considering a fine, which will be greater than the cost of storing the RV/Boat offsite.

Maintaining Lots:

Please keep your lawns mowed and any planter beds weed free. It is the Board’s understanding that the easements for the empty lots along Orchard have expired and the individual homeowners now have complete control of the property. Please keep grass and weeds mowed on those empty lots.

Exterior Painting of Structures:

The Board must approve exterior paint colors. Please submit plans/pictures that must clearly illustrate two items:

1. Examples of all the paint colors you plan to use; and
2. Where those paint colors are to be applied to the structure. This can be as simple as a sketch, pictures of the structure and where the colors are going to be applied, etc.

The Board simply needs documentation sufficient enough to inspect structure after painting and ensure the new paint scheme matches the submitted plans.

Speed Limit:

The speed limit on all roads within the HOA boundaries is 20 mph with the exception of Orchard Lane, which is 25mph.

5. Voting:

Dan Raczykowski was elected to a three year term, expiring in 2021.

6. Question and Discussion period:

A couple homeowners expressed concern about the snow plowing company plowing too far into yards which damages landscaping. There was also a concern about very high berms in some driveways. Others were happy the new company made effort to keep driveways clear of large berms. The Officers will contact the company to pass along concerns specific to addresses.

There was discussion regarding backfill issues on Braeden Lane. There is a sinkhole at the end of one homeowner's driveway.

The Officers were questioned about the lack of monitoring of the Northview Estates Facebook page. Some homeowners expressed that the Officers could facilitate communication by using the social media platform. The Board explained that a) it does not monitor a Facebook page – this is a neighborhood page set up by a homeowner; and b) the HOA website is the official method for contacting the Board with concerns, questions and/or complaints.

Jason Barthell, former Board President, gave some background information regarding neighborhood development and future growth surrounding Northview Estates.