

**Northview Estates Home Owners Association
HOA annual meeting
February 13, 2019**

Present: Steve Marsh, President
Dan Raczykowski, Vice President
Raylene Skok, Treasurer
Jake Smeltzer, Committees Director
Bob Darilek, Secretary

Meeting was called to order at 7:01pm

The President opened with a “Welcome” and what to expect for the meeting.

The President commenced with the introduction of the HOA officers.

The President announced that he will be stepping down from his position as of tonight for other duties outside the HOA. The Vice President will step into this position for the remainder of the term.

The President addressed:

- 1) Voting and length of terms each officer serves for.
- 2) Treasures Report:

The Treasurer presented the Financial Summary on the overhead projector. The 2018 Profit and Loss statement as compared to the budget projection. The HOA ended 2018 with a surplus of \$5,054 over budget. This surplus was due to less Snow Plowing expense and no legal expense for the year.

It is reported that there is a total of 124 lots in the HOA.

The attendees were informed that as the rising costs of services increase, the annual dues will have to be assessed for an increase in order to pay for these services.

- 3) “CC&R Fine” proposal as well as it’s reasoning.
- 4) There will not be an increase in the 2019 annual dues, However, 2019 expenses will need to be assessed in order to increase annual dues respectively due to the increases in the HOA expenses.
- 5) Snow Plowing:
 - a) The HOA does not plow the streets until three inches have accumulated. This is to keep the cost down.
 - b) Orchard is a public street and is maintained by Spokane County. The county has made it clear that it is illegal for the HOA to maintain the roadway in any manner. It is the Homeowners responsibility to clear and maintain the sidewalks along the street per County Code.
 - c) Please do not plow or blow snow from your property into the streets. This causes great concern to the snow plowing company and the HOA liability. There will be a “Fine” assessed for this violation which will go into a special account to pay for snow plowing (and/or) legal expenses resulting from the violation.
 - d) Please note that anyone hiring out their own snow removal that the Homeowner is ultimately responsible to comply with this provision.
- 6) RV and Boat parking:

CCR 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 common property or any lot. Such vehicles must be stored out of sight (and/or) in a fenced yard”.
- 7) Animals:

CCR Section 8.11.1 States “No animal, Livestock or Poultry of any kind may be raised, bred or kept on any lot. Cats, Dogs Birds or other household pets may be kept in any lawful manner if they are not kept for, breeding or maintained for any commercial purpose”.

8) Signs:

CCR Section 8.8 “No sign of any kind shall be displayed on to Public View on any lot except during construction. Advertising the property for sale or rent or signs used by a builder to advertise the property during construction and sales are permitted.

9) Maintaining lots: Please keep your lawn mowed and any lots weed free.

10) Exterior Painting of Structures:

- a) The board must approve exterior paint colors. Please submit plans/pictures that clearly illustrate the two items.
- b) Examples of all paint colors are to be submitted for approval.
- c) Where those paint colors are to be applied to the structure. You may use a sketch, pictures of the structure and where the colors are to be applied. The board needs documentation sufficient enough to inspect the structure after painting to ensure the paint scheme matches the submitted plans.

11) Speed limit:

- a) The speed limit on all the roads within the HOA boundaries is 20 MPH.
- b) Orchard is a public street and is 25 MPH.

The floor is open for discussion:

The main concern was the “Violation Fine” structure. Although there was a concern about the fees, the HOA attendees at the meeting understood the reason for having to address repeat offenders of the CCR’s and agreed that something needed to be done.

There were 23 attendees at this meeting.

The meeting was adjourned at 8:12 pm.