

**Northview Estates Home Owners Association
General Membership Annual Meeting
February 12, 2020**

1. Welcome

The meeting was called to order at 7:05pm. 14 homeowners were in attendance. Board President Dan Raczynski welcomed all and opened the meeting with an introduction of the Board. Dan emphasized that the Board is made up of volunteers who put their hearts and souls into representing what is best for our neighborhood as a whole. To hire a property management firm to handle all the details would not only cause a steep increase in our annual dues, but undoubtedly be a less-personal method of managing our neighborhood association. Your Board cares about its neighbors and wants to see all members accommodated fairly.

In attendance:

Dan Raczynski, President - Current term expiring 2022; has served on the Board 8 years.

Raylene Skok, Treasurer – Current term expiring 2022; has served on the Board 4 years.

Jake Smeltzer, Committees Chair – Current term expiring 2022; has served on the Board 4 years.

Absent:

Bob Darilek, Secretary – Current term expiring 2020; has served on the Board 13 years.

One vacant position currently open. A brief description of the responsibilities of the Board positions was presented. Sean Wells expressed interest.

2. Neighborhood statistics

124 total lots within the HOA.

Although crime has sharply increased in surrounding areas on the Prairie, Northview Estates had no major crimes reported for March 2019 to February 2020; there was 1 theft reported, 1 burglary reported, and a few vehicle prowlings.

3. Treasurer's Report

The treasurer reported a budget surplus of \$5,860 for calendar year 2019. Current cash balance was \$43,093. The cash balance is at its highest early in the year due to the invoices for the following year going out in November and the majority of the revenue posted by December 31.

Current A/R balance was \$4,852, consisting of 6 delinquent accounts and 12 new unpaid accounts.

The annual budget for 2020 is \$23,650. Dues for 2020 are \$200, with the exception of lots on Orchard Road. Per the HOA Bylaws, those lots are assessed at a 25% reduced rate of \$150 due to not receiving privately-paid snow plow service.

4. Other HOA Business Items

Street repair: There are several areas in need of repair; the worst area is on Deborah Lane. Other areas include N. Northview and the cul-de-sacs leading from N. Northview and Briarcliff. Bids will be solicited this year.

Landscaping: Several homes have been identified as not keeping front yards to standards as stated in the CC&R (weeds, mowing). Members are reminded to contact the HOA if planning to drastically change their landscaping. Plans need to be approved by the Architectural Committee.

The common area does have one dead tree which will need replaced. One complaint was received.

There was an accident that resulted in the fence being damaged at the entrance on N. Northview. The responsible party has come forward and will be repair once they can procure the replacement pieces.

Painting: If you plan on painting your house, paint colors must be submitted to the HOA Architectural Committee for approval.

Fine Schedule: For the second year, a fine schedule for noncompliant homeowners was discussed. Most in attendance agreed with the reasoning and necessity of imposing some of the fines.

Snow Plowing: The current contractor, C&C Yard Care, seems to be doing a fine job, they are responsive to concerns. They are contracted for two years.

Members are reminded to **NOT** blow or throw snow from their properties into the street. Doing so can create hazards for drivers, and if the snow freezes, can damage plow equipment. Members in violation of this rule can be assessed a \$60 fine which will be set aside in the event the HOA has to pay for equipment repair and/or legal expenses resulting from the violation.

5. Open Discussion/ Questions:

Urban Growth Plan comes up for renewal in 2022. It was discussed what this could mean to NVE with the potential for 300+ homes built nearby.

One member spoke of the 5-Mile Prairie Grange facility and functionality. It is a possibility to book future meetings at that site as the Mead School District has raised rates.

Meeting was adjourned at 8:10pm.