

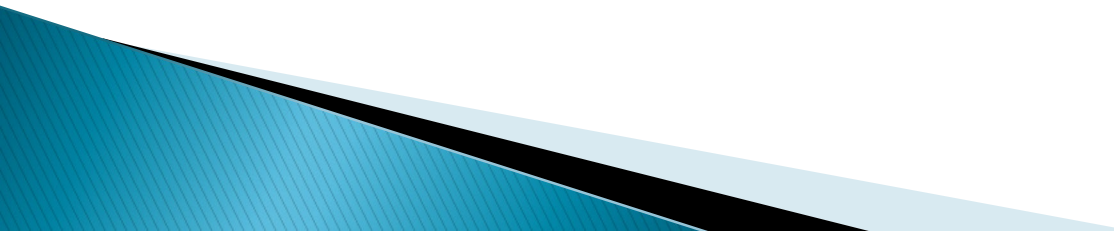
Northview Estates HOA

- ▶ February 19, 2025
- ▶ 2024 Year End Report

Welcome!

- ← Thanks everyone for coming tonight, we know it's hard to juggle schedules to be here and we will keep this as short as possible to allow you to get back to your families.
 - ← Please let me introduce you to the Board

 - ← Bob Darilek – Secretary 18 years served on the Board
 - ← Raylene Skok – Treasurer 9 years
 - ← Dan Raczynski – President 13 years
 - ← Sean Wells - Committees / IT support 4 years

 - ▶ Special thanks to our board members who give up their personal time every month to make this such a great place to live. They put their heart and soul into representing what's best for our neighborhood as a whole.
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Treasurer's Report

Northview Estates HOA Annual Meeting
February 19, 2025

Financial Summary

- ▶ 2024 Dues & Fees: \$ 44,759
- ▶ 2024 Expenses: \$(29,457)
- ▶ 2024 Surplus: \$ 15,302

- ▶ Current Cash Balance: \$ 79,119
- ▶ Current A/R Balance: \$ 6,159

- ▶ 17 unpaid accounts
 - 1 account unpaid two years

Expense Detail

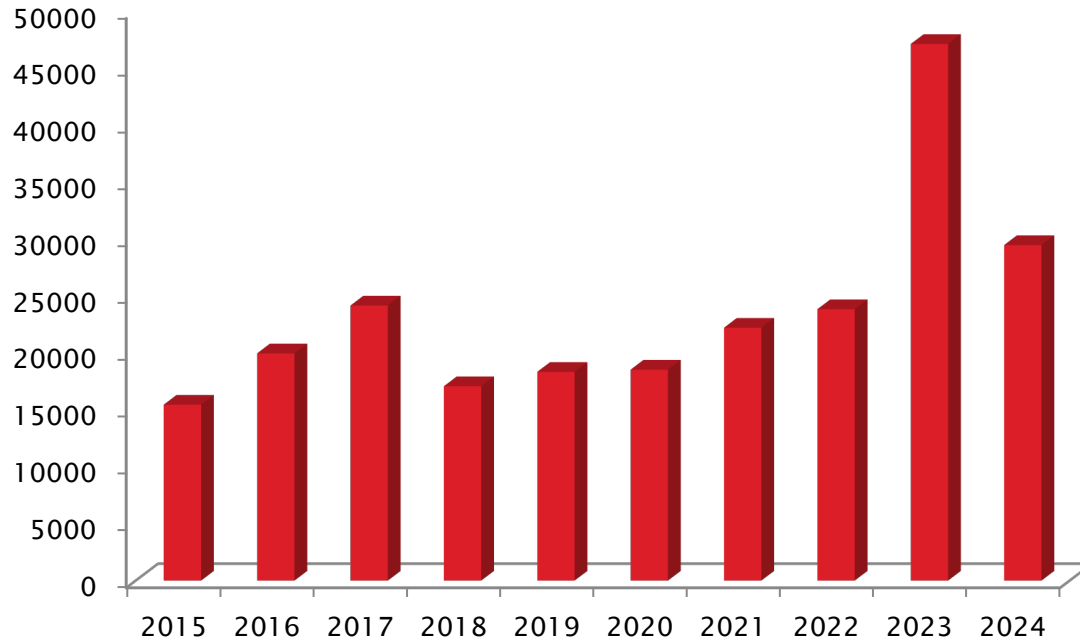
<u>Stable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Landscaping/Fence	\$9,350	\$16,975
◦ Street Lights	\$5,300	\$ 5,478
◦ Insurance	\$2,200	\$ 2,406
◦ Water	\$2,100	\$ 1,769
◦ Legal/Prof. Fees	\$1,000	\$ 0
◦ Office	\$ 730	\$ 683
◦ <u>Website/Quickbooks</u>	<u>\$ 900</u>	<u>\$ 856</u>
◦ Total Stable Expenses	\$21,580	\$28,167

Expense Detail

<u>Variable Expense Items:</u>	<u>Budget</u>	<u>Actual</u>
◦ Snow Plowing <ul style="list-style-type: none">• \$400 – \$12,000 range	\$ 7,600	\$ 1,199
◦ Street Repairs <ul style="list-style-type: none">• \$0 – \$????? range	8,500	91
◦ Bad Debts (Unpaid Dues)	750	0
◦ <u>Stable Annual Expenses</u>	<u>21,580</u>	<u>28,167</u>
◦ Total Annual Expenses	\$ 38,430	\$ 29,457

Trend of Expenses

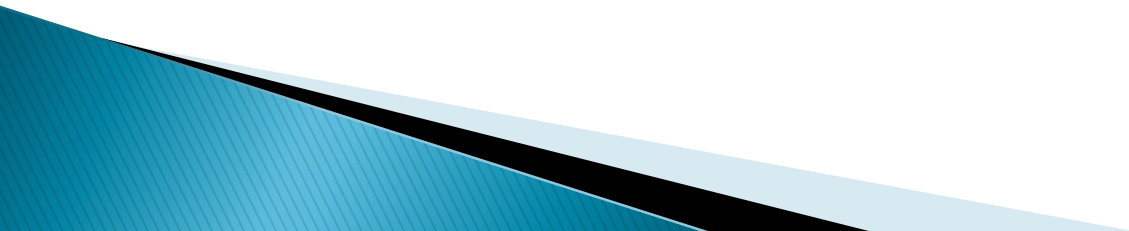
HOA Annual Expenses



Details of the 2024/2025 Budgets

		2024	2025
INCOME	Dues/Fees	\$ 38,430	44,344
EXPENSES	Bad Debt	750	750
	Insurance	2,200	2,600
	Landscaping	9,100	9,100
	Legal	1,000	1,000
	Office	730	730
	Fence Repair	250	250
	Road Repair	8,500	13,814
	Snow Removal	7,600	7,600
	Street Lights	5,300	5,500
	Water	2,100	2,100
	Website/QB/Tech	900	900
		\$ 38,430	\$ 44,344

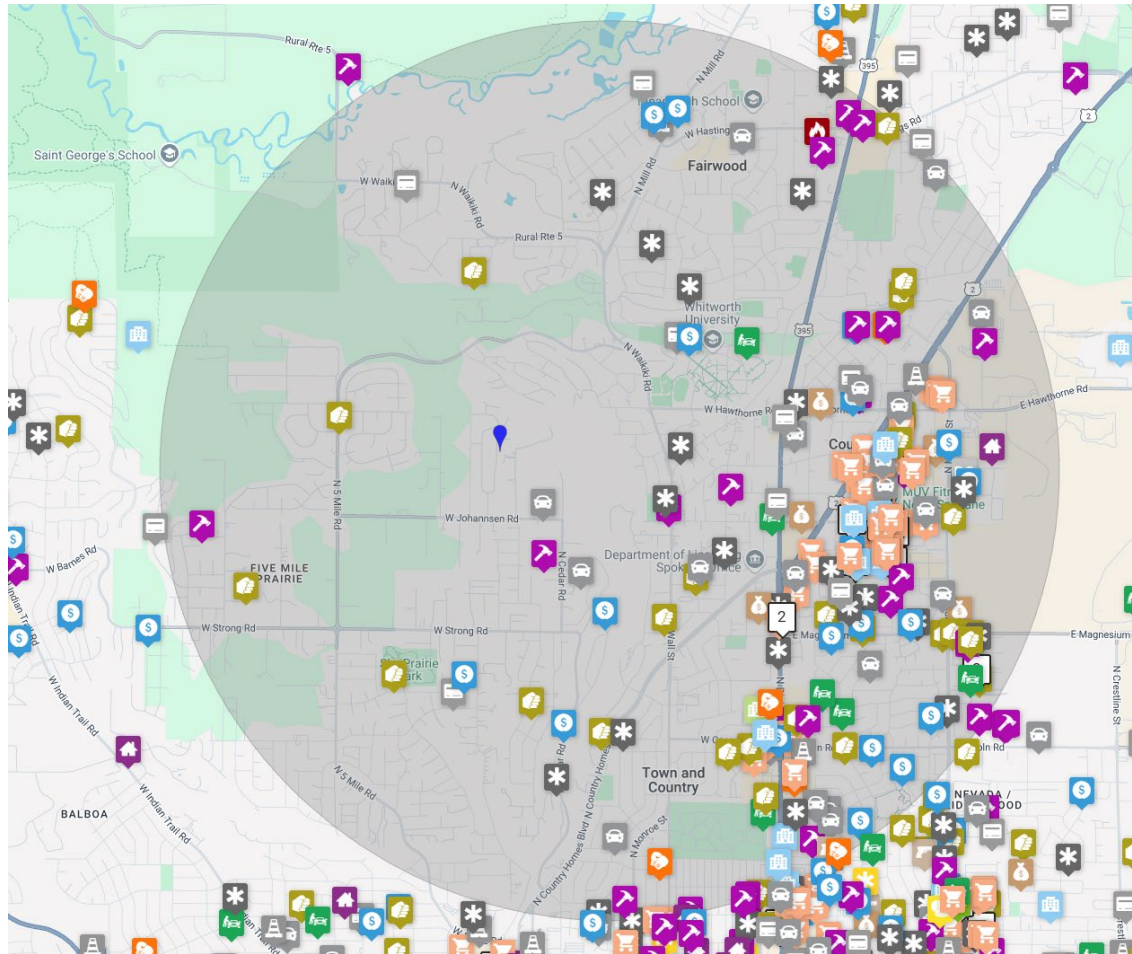
Questions???



Neighborhood Facts

- ← 124 Properties
- ← 2024 Crime Report Northview Estates
 - No major crimes reported
 - 0 theft's reported
 - 0 burglaries reported recently
 - HOA dues
 - ← 101 properties \$375 per year
 - ← 23 properties \$281.25 per year (Orchard St.)
- ← Annual Budget \$38,430 (2024); \$44,344 (2025)
- ← Speed limit 20 mph
 - except Orchard Street 25mph (county road)

3 Mile radius



BUFFER 2 miles Only display events within buffer

TIMEFRAME PRESET Select a Pre-De...

Events Offenders Analytic Layer Agency Layers

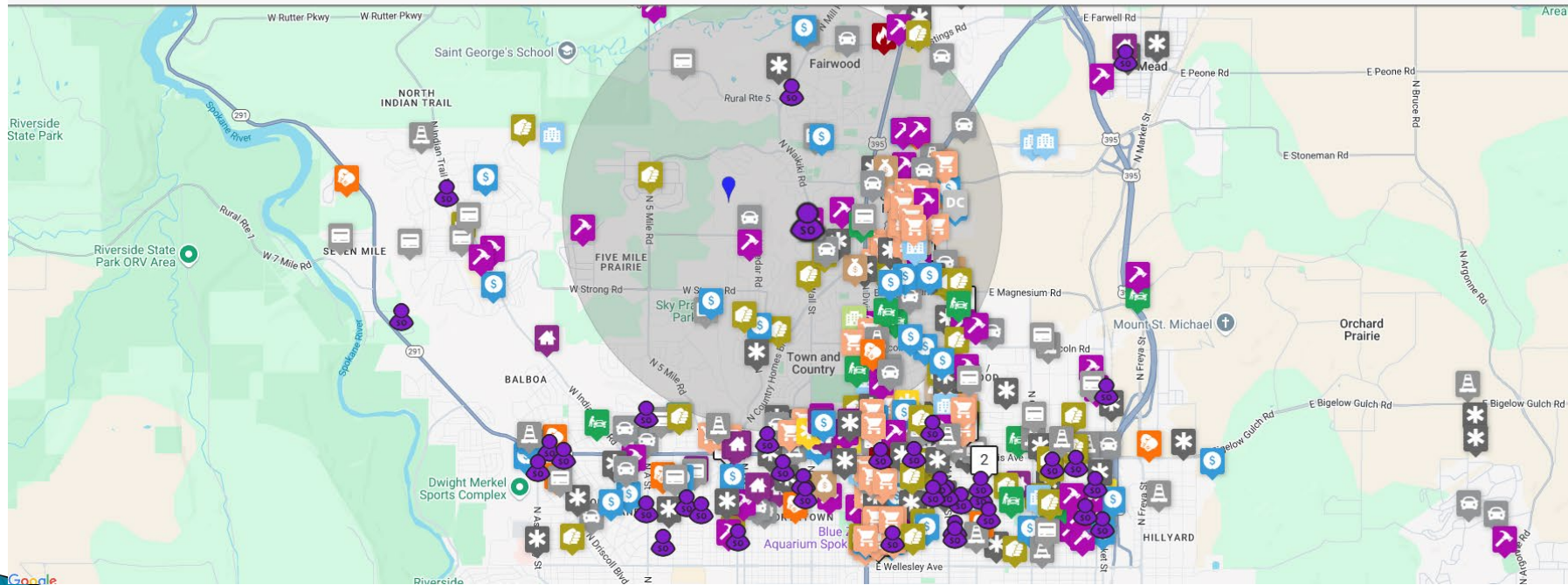
Select All/Deselect All

- Alcohol Violation
- Assault - Aggravated
- Burglary from Motor Vehicle
- Death Investigation
- Family Offense
- Homicide / Manslaughter
- Robbery - Commercial
- Shoplifting
- Trespassing

- * All Other - Criminal
- Assault - Simple
- Burglary - Residential
- DC Disorderly Conduct
- FI Field Interview
- Kidnapping / Human Trafficking
- Robbery - Individual
- Theft
- Vandalism

- * All Other - Non-Criminal
- Attempted Homicide
- Citation / Summons
- Driving Under the Influence (DUI)
- Fraud / Forgery
- Missing Person / Runaway
- SA Sexual Assault
- Theft - Other
- Weapons Violation

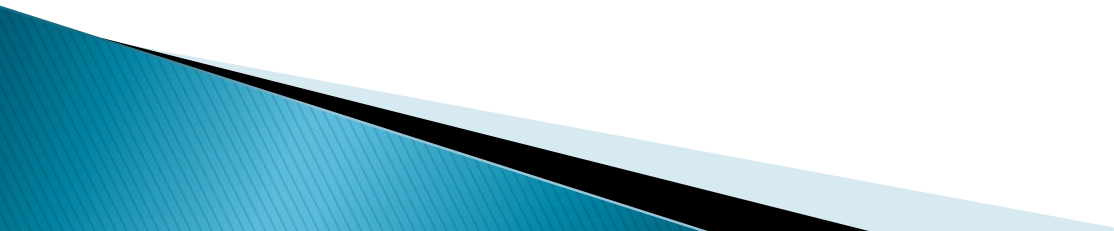
Note: The selected incidents will display the 500 most recent records on the map, data grid, and analytics.



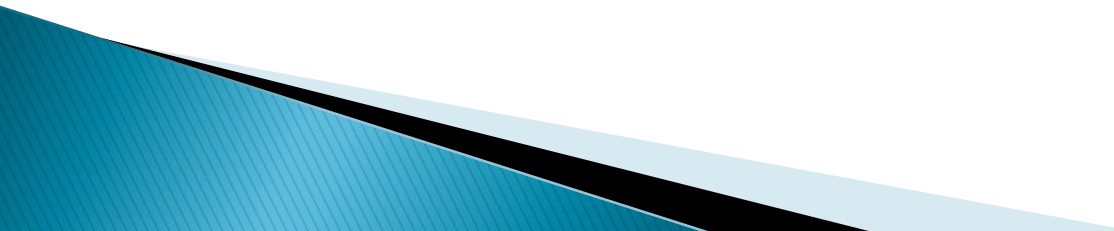
Old Business

- ▶ Road repair: Sealing of streets
- ▶ Snow removal: See new business comments
- ▶ Landscaping: Landscape rock was added to the HOA common area on south side of Briarcliff

New Business

- ▶ **Road Repair:** Snowplow company will start charging the HOA for damage done to the plows or stop plowing our neighborhood if we do not fix the raised manhole lids in the neighborhood.
 - ▶ **Landscaping:** There have been several homes that have not kept their front yards up to HOA standards (weeds, mowing). If you are drastically changing your landscape, that needs to be approved by the HOA Architectural Committee.
 - ▶ **House Painting:** If you plan on painting your house you must submit colors to the Architectural Committee.
 - ▶ **Vacant lots:** Lots must now be maintained, or fees will be assessed.
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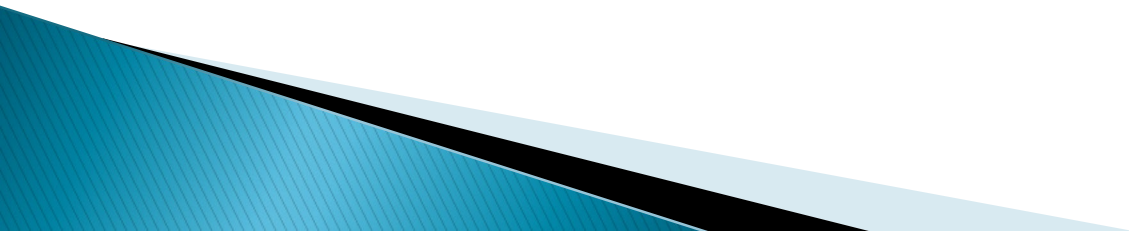
New Business

- ▶ HOA Officer's terms that are up for renewal.
 - ▶ Resignation of Dan Raczynowski current HOA President
 - ▶ New President confirmation of (Sean Wells)
 - ▶ Confirmation of new board members
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CCR Violation Fine Schedule

- ▶ We have not had to issue any fines this year, Yeah!
We have had several complaints about dogs barking and aggressive dogs off leashes. If this happens to you this needs to be reported to the Spokane Animal Control Agency. 509-477-2532

Open Discussion



Thank you for coming tonight!

