

**Northview Estates Home Owners Association
General Membership Annual Meeting
February 21, 2024**

1. Welcome

The meeting was called to order at 7:02pm. 13 homeowners were in attendance, which included three Board members. Board President Dan Raczkyowski welcomed all and opened the meeting with an introduction of the Board. Dan emphasized that the Board is made up of volunteers who volunteer their time for the betterment of our neighborhood and to keep costs down. Your Board cares about its neighbors and wants to see all members accommodated fairly.

In attendance:

Dan Raczkyowski, President - Current term expiring 2025; has served on the Board 12 years.

Raylene Skok, Treasurer – Current term expiring 2025; has served on the Board 8 years.

Sean Wells, Committees Chair – Current term expiring 2026; has served on the Board 3 years.

Absent:

Bob Darilek, Secretary – Current term expiring 2026; has served on the Board 17 years.

2. Treasurer's Report

The treasurer reported a budget deficit of \$8,311 for calendar year 2023. Current cash balance was \$64,981. 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 \$7,360, consisting of 21 unpaid accounts and two accounts unpaid for two years.

The annual budget for 2023 was \$32,520. Dues for 2023 were \$275, with the exception of lots on Orchard Road. Per the HOA Bylaws, those lots are assessed at a 25% reduced rate of \$206.25 due to not receiving privately-paid snow plow service. Dues for 2024 increased to \$325 and \$243.75 on Orchard Road.

4. Other HOA Business Items

Street repair: Crack and edge sealing was done summer of 2023. Sewer manhole covers are a major problem for snow plows and more extensive work is needed to repair the these and the dips and swells on N. Northview.

Landscaping: No complaints regarding yards in 2023. Deborah Lane homeowners have requested landscaping done in the common area on their road. Bids will be solicited by the homeowners and presented to the Board.

Fine Schedule: Fine schedule was discussed (again) and homeowners in attendance generally agreed. There was discussion regarding the problem of barking dogs. Calling SCRAPS was discussed as a way to encourage homeowners to comply with county ordinance.

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

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 boundary lines are up for vote again.

The H.O.A. Board needs help. We have Board members who would like to retire. Please consider serving your neighborhood. Any interested homeowners should email the HOA at hoa@northviewstates.com

The Treasurer shared information about the Beneficial Ownership Interest reporting requirements. New rules under the Corporate Transparency Act (CTA) now require many corporations, limited liability companies and other entities to report beneficial ownership and other information to the Financial Crimes Enforcement Network (FinCEN). At the time of this meeting, Homeowners Associations were not exempted from this reporting. Our HOA plans to contact legal counsel to advise us in complying with the CTA's new beneficial ownership reporting requirements, which state the report is due December 31, 2024.

Meeting was adjourned at 8:05pm.