



# **North Lakes Homes Association**

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2006 Annual Meeting  
Thursday, October 19



# Agenda

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1. Approval of 2005 Annual Meeting minutes
2. Past year accomplishments
3. Board member nominations and election (3 seats)
4. Welcoming Committee - new members:
  - Christine Clippenger and Alicia Garcia
5. Discussion of Restrictions resolution - enforcement
6. Approval of 2006 treasurer's report and 2007 budget
7. New business
8. Thank you to board and committee members
9. Motion to adjourn



## 2006 Accomplishments

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- ❑ Annual maintenance expenses – on budget
- ❑ Established reserve fund for future lake dredging, when necessary
- ❑ Completed wall from 78<sup>th</sup> St. to 78<sup>th</sup> Terrace, w/stone under base; add'l repairs in progress
- ❑ Completed 77<sup>th</sup> Street Ravine project and added ground cover to maintain
- ❑ Replaced missing trees along Montclair and plants at 77<sup>th</sup> and 78<sup>th</sup> Street entrances



## 2006 Accomplishments (cont.)

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- ❑ Replaced fountain in the “big” lake and refurbished fountain for “little” lake
- ❑ Reviewed by-laws and declaration of Restrictions for updates and revisions
  - Revisions require two-thirds notarized consent of all homeowners – difficult to obtain, at best
  - Initiated resolution to standardize interpretation, process, and enforcement of existing regulations
- ❑ Performed necessary maintenance and oversight to keep the pool open and operating smoothly through the summer
- ❑ Migrated all North Lakes information to HACCD.ORG web site
- ❑ Added tables and umbrellas to pool



## Next Steps - Forward

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- Implementation of resolution to enforce restrictions on a fair and consistent basis
- Devise plan for consistent appearance and maintenance of the wall and entrances
- Research public money avenues for lake dredging



## Special thanks to:

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- John Rolf for his service to the Board and to the community, especially in his coordination of the 77<sup>th</sup> Street ravine project
- Alex Maslow for Board service & volunteering for every need
- Keith Phillips for Board service
- Jo LaGuidice for chairing the welcoming committee
- Martha Rolf for chairing social committee

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Annual Meeting Minutes  
Thursday, October 19, 2006

President Jim Menown called the meeting to order at 7:10. Board members present were Jim Menown, Alex Maslow, John Rolf, Keith Phillips, and Larry Bates. Approximately 40 residents were present for the meeting.

Meeting minutes from the 2005 annual meeting were read and approved by acclimation. John Rolf presented the financial report and proposed budget for 2007. A motion was presented to accept the 2007 budget proposal, which was seconded and approved by acclimation.

Jim Menown presented accomplishments for the year, and reviewed the proposed policy for enforcement of the declaration of restrictions, which was supported by those assembled.

New officers were elected to the Board of Directors. Jim Menown remains on the board. Larry Bates and Keith Phillips were re-elected. Other nominees were not available to accept or decline the nomination, and were to be contacted following the meeting.

Jim Menown stated that all documents relating to NLHOA have been posted on the HACCD web site at url: [www.haccd.org](http://www.haccd.org) .

Jim Menown stated that a process for enforcing restrictions within the neighborhood has been formally adopted by the board and would be implemented during 2007.

Looking forward to 2007, goals to devise a plan for the consistent appearance and maintenance of the wall and to establish a funding plan for anticipated lake dredging were announced. Jim Menown asked for volunteers to research these issues.

Jim Menown thanked John Rolf and Alex Maslow for their service to the board over the prior year, as well as for their many contributions to the neighborhood. Jim also thanked Martha Rolf for serving as chair of the social committee, and Jo LaGuidice for chairing the welcoming committee.

There was no new business to address at the meeting. Jim Menown adjourned the meeting at 8:30.