

North Lakes HOA Board Annual Minutes

Date: October 20, 2011

Board members present: Jeff Foster, Paul Sanders, Alex Maslow, Cory Miller

Meeting Place: 7:00pm Embassy Park Clubhouse

1. The meeting was called to order at 7:05pm.
2. About 30 people were present accounting for 18 households. All board members were present and accounted for: Jeff Foster - President; Alex Maslow – Vice President; Paul Sanders – Treasurer; Ken Myers – Secretary; Cory Miller – Member at Large.
3. The minutes for 2010 meeting were read and accepted into the record.
4. The North lakes HOA roster of members is up to date. Joan Myers has been keeping track of all changes and submits on regular basis.
5. Paul went over the 2011 budget to date and noted that we were right on target. He then went on to discuss the proposed 2012 budget with the following changes:
 - a. We added \$500 to the snow removal budget for the 2011 – 2012 season.
 - b. We also added a 5% contingency for maintenance which equals about \$3,300.
 - c. The pool maintenance budget will be increased from \$6,500 + \$1,800 = \$8,300 to \$10,500 to cover the expense to hire a full time pool maintenance company. This is the same firm that handles the maintenance for the National and Embassy Park, just to name a few. In addition, the gate will be fixed in the off season and new key system will be added.
 - d. The amount set aside for the stucco wall repairs will go down from \$3,000 to \$2,000.
 - e. These increases will be covered by reducing the amount we are contributing to the lake dredging fund. The balance in that account is \$111,334. We are trying to get the city to help cover some of the expenses.
 - f. Everybody is doing well keeping up with their dues and all funds pledged to the special assessment last year have been paid. There are still 2 liens filed against home owners that have not paid their dues.
6. Lake Committee: Jim Pratt reported that the lakes are doing well. The 2 humidistats installed on the fountains are working well. These systems were installed to help prevent the fountains from getting hit by lightning. They are designed to shut off the fountains when a thunderstorm is approaching by measuring the increase in humidity.
7. Pool Committee: Alex Maslow reported that some of the maintenance needs at the pool were taken care of this year. The tiles were re-caulked under the ledge. The lights were resealed. The gate was fixed temporarily and will be fixed permanently during the winter break.
8. Welcoming Committee: Joan Myers reported that the KC Homeowners Association had not been reporting when new members moved into neighborhood. We talked about coming up with some form of simple welcoming gift that could be handed out to new homeowners. Joan indicated that she did not want to serve in this capacity next year and so we are asking for a volunteer. Please call one of the board members of you are interested.

9. Landscape Committee: Carla Atwood reported that the lawn service was doing a good job. They have expanded their services and are now offering tree trimming, snow removal and salting services. We are having some issues with the Bradford Pears and need to have them do some trimming to bring the branch weight down. The city can help with the replacement of some of these trees that are placed between the sidewalk and the street. Note: If you have a tree located in this area and the leaves and branches are hanging down into the street or sidewalk, please trim or call 311 and get the city to come out and take care of it.
10. Social Committee: No chairman. We talked about some of the past activities and the need for someone to step up and help plan some new activities. Josephine LoGuidice and Joann Elling volunteered to head up the committee.
11. Work Days: We talked about the work days and the fact that they are not very well attended. We need all the help we can get to help keep maintenance costs down.
12. Special Assessment Report: Jeff Foster discussed the results of the special assessment that was voted on last year. All funds have been collected. The estimates for repairs balanced well with what was actually spent. The following projects were completed:
 - a. The rocks on the dam were refitted and back filled with some concrete.
 - b. The walls on Montclair were repaired. The repairs ended up costing more than estimated because additional problem areas were found. Originally we thought 6 needed repair, but it ended up that 11 actually required attention. Rick Valdavia worked hard identifying these areas and supervised the repair and did a lot of the work himself.
 - c. Many areas of the sidewalks in the common areas were repaired.
 - d. The railroad ties on the path up to the main lake were not repaired. These will be worked on within the next year.
13. Annual Dues Increase: We discussed the possibility of increasing the dues by \$40 per year = \$10 per quarter = an additional \$6,200 income based on 155 homes. After some discussion and the fact that we had a special assessment last year, we decided to table the issue until next year.
14. Board Nominations: Do you want to serve on the board for the 2011-2012 year? If so, please call Jeff Foster and volunteer yourself or nominate someone you feel would do a good job. Jeff will be stepping back to a Member at Large, we already are one person short for total board positions and we really need two people to volunteer their time for 2012.
15. New Business:
 - a. It's important to remind our homeowner members about how important it is to keep your garage doors closed and your yards trimmed up and neat and tidy. This helps keep the values up for all our homes in the neighborhood.
 - b. Also, it was brought to the attention of the board that there are some rather large piles of limbs and branches scattered around various yards in the neighborhood. Please get these picked up.
 - c. The next HOA Board Meeting will be held on Monday November 21st at the Myers home located at 7815 N. Revere Dr.
 - d. If the trees between the street and the sidewalk in front of your house need trimming, please call the city at 311, they will come by to trim them. This is the same number to call during the winter for snow removal.
16. Meeting was adjourned at 8:30pm.