

**NORTHSHORE HOMEOWNER'S ASSOCIATION**  
**ANNUAL MEETING AGENDA**  
**November 9, 2020**  
**7 P.M.**  
**Virtual Meeting**

1. Introduction of Board Members: John Kucera, Allan Nunez, Mike Grenney, Christy Dias, Bob Vandergriff
2. President's Welcome
3. Establish a Quorum
4. Treasurer's Report
  - a. Financial Status
  - b. 2021 Operating Budget, No Reserve Fund Needed
5. Electronic Communication Policy. The Board considers a new policy to allow HOA communication and voting by electronic means including text message, email, or the Association's website. The policy states: To the extent permitted by law, HOA communication, notice, and voting can be by mail, or electronically, as decided by the Board. Member comments will be taken. Board votes on the policy.
6. Nomination and Election of Board Member – Board members serve 2-year terms. The board term for John Kucera is complete but he is willing to serve another 2-year term. Allan Nunez, Mike Grenney, Bob Vandergriff, and Christy Dias will continue to serve the second year of their 2-year terms.
7. Architecture Committee. New Home Inquiry for last empty lot in Northshore, Lot 42 at 5244 Heather Lane, Remodels at 5191 Creek Stone Court and 1702 Creekside Lane, New build at 1665 Northshore Court
8. Silver Springs Master Association Report (Bob Vandergriff) – Need a representative for Master meetings
9. Trail Connector between Northshore and Cutter Lane
10. CC&R Compliance
  - a. Storage of Vehicles (including trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, etc.) – Must be kept from the view of the general public, common areas and/or vehicular traffic.
  - b. Winter street parking prohibited from November 1 to May 1.
  - c. Landscaping – “Kept in a clean, safe, attractive and slightly condition and good repair.”
  - d. Garbage and trash receptacles shall be permitted when kept in a visually screened enclosure (garage) and contained in covered containers.
11. New Business. Ideas for Neighborhood Improvements?

Northshore HOA  
**Balance Sheet Prev Year Comparison**  
 As of October 26, 2020

	<u>Oct 26, 20</u>	<u>Oct 26, 19</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Wells Fargo Checking	16,663.55	19,294.88	(2,631.33)	(13.6)%
Wells Fargo Savings	10,059.79	10,057.62	2.17	0.0%
<b>Total Checking/Savings</b>	26,723.34	29,352.50	(2,629.16)	(9.0)%
<b>Accounts Receivable</b>				
Accounts Receivable	2,000.00	10.00	1,990.00	19,900.0%
<b>Total Accounts Receivable</b>	2,000.00	10.00	1,990.00	19,900.0%
<b>Total Current Assets</b>	28,723.34	29,362.50	(639.16)	(2.2)%
<b>TOTAL ASSETS</b>	<b><u>28,723.34</u></b>	<b><u>29,362.50</u></b>	<b><u>(639.16)</u></b>	<b><u>(2.2)%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Other Current Liabilities</b>				
Architecture Project Deposit	4,100.00	7,600.00	(3,500.00)	(46.1)%
<b>Total Other Current Liabilities</b>	4,100.00	7,600.00	(3,500.00)	(46.1)%
<b>Total Current Liabilities</b>	4,100.00	7,600.00	(3,500.00)	(46.1)%
<b>Total Liabilities</b>	4,100.00	7,600.00	(3,500.00)	(46.1)%
<b>Equity</b>				
Fund Balance	26,827.80	26,827.80	0.00	0.0%
Retained Earnings	(5,167.94)	(6,108.16)	940.22	15.4%
Net Income	2,963.48	1,042.86	1,920.62	184.2%
<b>Total Equity</b>	24,623.34	21,762.50	2,860.84	13.2%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>28,723.34</u></b>	<b><u>29,362.50</u></b>	<b><u>(639.16)</u></b>	<b><u>(2.2)%</u></b>

**Northshore HOA  
2021 Operating Budget  
November 9, 2020 Annual Meeting**

	ACTUAL	PROJECTED	BUDGET	BUDGET
	2019	2020	2020	2021
<b>ORDINARY INCOME AND EXPENSES</b>				
Income				
Annual Dues (\$275 per year)	9,000	9,000	9,000	9,000
Bank Interest	5	1	5	1
Late Fees and Interest	40	30	0	0
Silver Springs Master Dues	15,750	15,750	15,750	15,750
<b>Total Income</b>	<b>24,795</b>	<b>24,781</b>	<b>24,755</b>	<b>24,751</b>
Expense				
Accounting	100	100	150	150
Christmas Tree Lights	1,000	1,000	1,100	1,335
Copying	45	50	50	50
Insurance Expense	625	625	625	625
Legal	10	10	400	400
Management Fee	6,000	6,000	6,000	6,000
Miscellaneous	10	10	50	50
Office Supplies	4	63	30	20
Postage and Delivery (incl PO Box Rental)	223	220	220	250
Silver Springs Master Assoc Due	15,750	15,750	15,750	15,750
Website	88	60	77	100
				2020-website hosting
<b>Total Expense</b>	<b>23,855</b>	<b>23,888</b>	<b>24,452</b>	<b>24,730</b>
<b>Net Income</b>	<b>940</b>	<b>893</b>	<b>303</b>	<b>21</b>
<b>OTHER INCOME AND EXPENSES (ARCHITECTURAL)</b>				
Income				
Architectural Review Fees	1,000	1,000	1,200	1,200
Architectural Deposits-\$5k for major, \$2K for Addition/Remodel	0	4,000	5,200	9,000
	1,000	5,000	6,400	10,200
Expenses				
Architectural Review Fees	1,000	1,000	1,200	1,000
Architectural Deposit Return	0	5,000	9,000	4,000
	1,000	6,000	10,200	5,000
<b>Total Income</b>	<b>0</b>	<b>-1,000</b>	<b>-3,800</b>	<b>5,200</b>

**NORTHSHORE HOMEOWNERS ASSOCIATION  
PROXY FOR ANNUAL MEETING  
TO BE HELD  
NOVEMBER 9, 2020**

I, the undersigned, a resident of the Northshore community of the State of Utah, do hereby appoint \_\_\_\_\_, of the Northshore Subdivision, Summit County, Utah, with the power of substitution for me and in my name, as proxy to attend and vote on my behalf on business upon which I could vote if present, at the virtual annual meeting of the Northshore Homeowner's Association, having been posted and to be held on Monday, November 9, 2020 with all the powers I would possess if personally present. If an authorized person is not named, or the authorized person is not in attendance at the meeting, the authorization to vote is hereby given to the president of the Homeowners Association presiding at the date indicated above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Northshore Address

**Please return this proxy if you cannot attend by:**

- 1) mailing it to PO Box 980352, Park City, UT 84098**
- 2) faxing to 435-649-7938 or**
- 3) emailing to [northshoreparkcity@gmail.com](mailto:northshoreparkcity@gmail.com)**