

NORTHSHORE HOMEOWNER'S ASSOCIATION
2019 ANNUAL MEETING MINUTES
November 7, 2019
6:30 P.M.
Sun Peak Recreation Center

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Mike Grenney, and Bob Vandergriff. Allan Nunez and Christy Dias could not attend. John Kucera, President, welcomed those in attendance.
2. **Establish a Quorum.** There was not a quorum (45 owners are needed). 6 members were in attendance and there were 24 proxies. Per the By-laws, the meeting proceeded as an informational meeting and a continued annual meeting was scheduled for next week (date to be determined). The members in attendance or represented by proxy will constitute a forum at the reconvened annual meeting.
3. **Treasurer's Report.** Brenda Lake, HOA Manager, gave the report.
 - a. **Financial Status.** The attached balance sheet was presented with total cash on hand of \$25,234. \$2,100 of this cash is architectural construction deposits for projects currently underway in the community. Construction deposits are returned when projects are completed as approved.
 - b. **2020 Budget.** The approved 2020 budget was presented. Income and expenses are scheduled to remain like years past.
4. **Nomination and Election of Board Members.** Board members serve 2-year terms. Allan Nunez, Mike Grenney, Bob Vandergriff, and Christy Dias 2-year terms are completed, but they are willing to serve on the Board for another 2-year term. John Kucera will continue to serve the second year of his 2-year term. The election will be held at the reconvened meeting.
5. **Architectural Committee.**
 - a. **Architectural Committee members.** The members are appointed to serve by the Board of Trustees. Sandra Vandergriff volunteered to be on the committee as Todd Marsh would like to step down from the Committee. The Board appointed Sandra to serve for a 3-year term. Christy Dias and Ryan McLaughlin will continue to serve their last year of their 3-year term on the committee.
 - b. **Redesign of Architectural Application.** Todd Marsh volunteered to redesign the architectural review application as it has been found to be too cumbersome in its current form. Once the new form is approved, Brenda will work to have the application put on the website where owners can fill it out there and attach needed photos or drawings making submitting a project easier for owners.
6. **Silver Springs Master Association (SSMA) Report** – Jon Kucera provided some updates. He explained that the SSMA consists of several smaller Silver Springs area HOA's. Each HOA gets one vote in the SSMA. The Master's owns and maintains all the common areas in the community

including the lakes. The Northshore HOA is trying to get the SSMA to have fewer meetings since meetings are currently held every month which is excessive since the same topics seem to be discussed every month. Todd Marsh and Bob Vandergriff volunteered to attend the next SSMA meeting to be held on November 12 at St. Luke's. The Board wants to ask the SSMA to put funds in the 2020 budget for clearing the ditch/streams in the community of debris and cattails each year. The SSMA is responsible for all the open space maintenance in the Silver Springs area.

7. 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. Recently, on a drive through the neighborhood, 13 owners had trashcans sitting outside their garage on the driveway or next to the house by the driveway. The Board agreed that a friendly letter be sent to these owners noting that the Board has been receiving complaints from neighbors that the trashcan storage rule in the CC&R's is being violated. Owners will be asked to store their trashcans inside or somewhere where they are visually screened. The Board feels there is some element of urgency regarding this issue since this rule is something owners can easily abide by.

8. New Business.

- a. Brenda will provide the board with a sample fine schedule for consideration as there is no official Northshore fine policy in place at this time.
- b. Having a Northshore HOA annual party was discussed. Neil Milks volunteered to head a committee to organize something costing approximately \$1,000 next year.
- c. Amending the By-laws to allow for a lesser number of HOA members needed for a quorum was discussed. Brenda will provide information to the Board on how this might be done.

9. Adjournment. The meeting was adjourned at 7:30 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.



PRINTED NAME



DATE



SIGNATURE