

Northern Heights Community Association

Meeting of the Board Minutes

March 9, 2016

I. Call to order

Ms. Walker called to order the regular meeting of the Northern Heights Community Association at 7:03 pm on March 9, 2016 at her residence on McLeod Rd.

II. Special Presentation – Martin Lynam - Sudden Valley Home Owners Assoc. (HOA)

Discussion on differences between a Condo Assoc. vs. HOA. Informative items such as meetings, committee composition, etc. were discussed. The committee did ask about best practices and ways to get more involvement from the homeowners.

III. Ms. Walker conducted a roll call. The following persons were present:

Martin Sauvage, Phillip Stanford, and Jordan Maddux. Barbara Balfour was present as a guest during the presentation by Martin Lyman.

IV. Approval of minutes from last meeting

Ms. Walker read the minutes from the last meeting at 8:05 pm. Motion to approve the minutes was made by Mr. Maddux, and seconded by Mr. Sauvage. The motion as read was approved unanimously by the committee.

V. Treasurer's Report

- a) Checking account balance is \$11,700.00. Moving funds to the Industrial Credit Union (ICU) account so as to accrue interest, the sum of \$5000.00
- b) Both reserve funds fully loaded.
- c) The NHCA has 132 homeowners as paid dues, with 40 homeowners yet to pay. There will be 35 2nd notices to be mailed, but otherwise on target.
- d) Taxes are due on the 15th of March, and will be taken care of prior to that date.
- e) Close out of Washington Federal account, moving over to ICU.

Motion to approve Treasurer's Report was made by Mr. Maddux, and seconded by Mr. Stanford. The motion was approved unanimously by the committee.

VI. Old business

- a) Correspondence – Ms. Walker informed the committee of a response letter from a homeowner regarding a boat on the property that may have been a CCR violation. Discussion by the committee resulted in a consensus that Ms. Walker would send a letter indicating that was no issue.
- b) Bank signatures required from committee members, required forms have been prepared, directions for completion to be following soon at ICU.
- c) Mr. Maddux discussed internet sites for the NHCA that were options to the committee. Pricing costs associated with the internet sites were definitely a matter that needed more research. Mr. Maddux stated he would discuss with Pete Griffin on a time frame for site transition, and the committee would query the homeowners on the need for the website and associated costs at the November meeting.
- d) Complaint of standing water on Olivia Court – Mr. Maddux to respond to the item, and obtain a bid for options to fix, such as a French drain, etc. Mr. Maddux will have an update at the next meeting.

VII. New Business

- a) Proposed Mr. Stanford to assume the position of Secretary on the NHCA committee. The motion was made By Mr. Maddux, and seconded by Mr. Sauvage. The “Aye” vote was unanimous by the committee.
- b) 2016 dues – refer to the Treasurers report.

VIII. Adjournment

Ms. Walker made a motion to adjourn the meeting at 9:28 pm. The committee did second the motion to adjourn.

Minutes submitted by: Phillip A. Stanford

Minutes approved by: Roberta Walker