

Northern Heights Community Association

Annual Meeting Minutes

January 18, 2018

I. Call to order

Mr. Sauvage called the meeting to order at 6:45 p.m., which was held at Northern Heights Elementary School

II. Welcome & Introductions

The Northern Heights Community Association (NHCA) Board introduced themselves to the audience. The Board consisted of two remaining members from the 2017 calendar year, Treasurer and presiding senior member Martin Sauvage, and Secretary Phillip Stanford

III. Quorum Confirmation

The sign in lists (32 homeowners) and count of the proxy votes (23 proxies) gave a confirmed quorum by having 55 lots represented for the NHCA Annual meeting.

IV. 2017 Treasurer's Report

a) Past year had only one lot in arrears for annual dues, and one lien has been filed.

b) 2017 Actual expenses were \$19,847.00. The projected budget was \$25,700.00.

c) Projected income for 2018 \$190 dues x 171 homeowners = \$32,490.00.

Stormwater Reserve (\$5,985.00)

Reserve Account (\$3,420.00)

Total Operating Income \$23,085.00 (refer to printed Treasurer's Report)

Motion to approve the Treasurer's Report was made at 6:50 pm, and seconded. Vote was unanimous to approve the Treasurer's report.

V. 2018 Budget

a) Attorney Greg Thulin has been retained as the new NHCA attorney as the previous attorney for NHCA (Hugh Lewis) has retired.

- b) New LED lighting. Puget Sound Energy may have a program that will allow for the rest of the association to get new lighting at substantial cost savings. Maintenance for the lights is a recurring expense.
 - c) Current re-evaluation for the NHCA website. The Board has explored obtaining a less expensive method for a web site. Future information will be forthcoming as the Board may have a volunteer to host the site. Discussion was had on workable solutions; the Board hopes to have this issue resolved by late spring.
 - d) Insurance for the NHCA was discussed. There are two policies for NHCA, one for property, and the other for Board liability protection.
 - e) Landscaping has been awarded to a different company as the old company has stepped down. The new company, IDH, has bid at the same price as the previous landscape company, which is a plus for NHCA.
 - f) Miscellaneous expenses – Postage / mail box rental / mailings was discussed.
- Motion to approve the 2018 Proposed Budget was made at 7:20 pm, and seconded. Vote was unanimous to approve the 2018 Proposed Budget.

VI. Nominations for new 2018 Board Members

- a) Board requires at least four new members. Mr. Stanford has completed his term of 2 years. Mr. Sauvage volunteered to serve one more two-year term.
 - b) There were three volunteers for full term members, and they are:
 - 1. Sarah Messmer, 2. Bryan Jones, 3. Mike Yeend
 - c) 4. Roberta Walker volunteered to take the unexpired term of the former NHCA President Jordon Maddux, which had one year remaining. 5. Marty Sauvage will serve another term as Treasurer.
 - d) Barbara Fisher volunteered to assist, but not as a full-term Board member.
- The new 2018 NHCA Board will be as composed of the five above listed volunteers.

VI. New Business

- a) Pothole on corner of Magrath and Roma.
- b) Tree requires trimming / the right of 3925 Olivia & Tamarack.

- c) Bushes blocking sidewalk at Tamarack & Mcleod.
- d) Reflectors in median on Mcleod.
- e) Street light on Ethan Ct.
- f) Camper parked in front of residence on Ethan Ct.
- g) Query about street light at Britton Rd. & Mcleod.
- h) Conduct survey / info session on annexation by city of Northern Heights community. Conduct a NHCA discussion with city planners.
- i) Tamarack & Mcleod – Rhodies blocking view in median to turning vehicles. Volunteers to do work, Board to coordinate volunteer work party.
- j) Flooding issue – Bryan to contact contractor.
- k) Contact IDH – provide notice to homeowners for future spraying.
- l) Dog waste in park – explore installation of bag dispenser in park.

VII. Dues Exempt Drawing

Bruce Nicholl who resides on Patrick Ct. was this year's lucky winner!

A motion to adjourn was made, and seconded. The meeting was adjourned at 8:00 pm.

The next meeting of the NHCA Board will be on January 24, 2018 at the residence of Roberta Walker.

Minutes submitted by: Phillip A. Stanford