

### **Northlane Annual Meeting Minutes 2017**

- Meeting was called to order at 7:09 pm on October 26, 2017 by James Britton
- Quorum Met – 21 needed
  - 11 present
    - James Britton (2) – Board Member
    - Roger Morris (2) – Board Member (and wife Jianing Morris)
    - Dylan Stambaugh – Board Member
    - Cream & Crimson (2)
    - Erik Benrud
    - Mackenzie Alameda
    - Carolyn Leigh
    - Kyle and Britta York
  - 11 proxies
  - 22 total
  - James and Tonya from Jamar were also present
- Introduction of homeowners
- Proof of Notice of meeting – mailed October 12, 2017
- 2016 Annual Meeting Minutes
  - Motion to Approve
    - 1<sup>st</sup> – Kyle York
    - 2<sup>nd</sup> – Roger Morris
    - No Objections – All in favor
    - Passed
- 2016 & 2017 Budget – presented by Tonya of Jamar
  - 2016:
    - \$2000 under budget in electric (street lights are paid off)
    - \$500 under budget in trash clean up
    - \$900 under budget in lawn mowing (less mowing in 2016)
    - Over budget in landscaping by \$1,000 due to fallen tree that had to be cut up and removed.
    - \$4500 under budget in snow removal (not much snow in 2016)
    - \$1800 under budget in repairs and maintenance
    - \$450 under budget in trash hauling/dumpster
    - Budgeted \$300 for parking permits but not used as we had extra permits from 2015
    - \$350 under budget in office/postage
    - Over budget by \$200 in Professional Fees due to band board inspection.
    - \$500 under budget in security for Little 500
    - Budgeted \$750 for pest control not used (pest control will resume in 2018)
    - Slightly over in miscellaneous due to signs purchased and installed
    - Over budget in capital improvements by \$34000. Projects completed include:
      - Start of mold remediation
      - Deck replacement and staining

- Gutter repairs
  - Copper cables replaced
  - Seal/patch driveway
- 2017 (estimated year-end):
  - \$500 under budget in electric (street lights are paid off)
  - \$1700 under budget in trash clean up
  - \$1000 under budget in lawn mowing (less mowing in 2017)
  - Over budget by \$500 in landscaping
  - \$5200 under budget in snow removal (not much snow in 2017)
  - Over budget by \$600 in trash hauling/dumpster (due to roll offs and large trash haul from couches, mattresses, desk, and furniture)
  - Under budget by \$100 in parking permits (have many left over and will probably not need to buy any for 2018)
  - Budgeted \$500 for professional fees not used
  - \$150 under budget for security for Little 500
  - Budgeted \$750 for pest control not used (this will resume in 2018)
  - Over budget by \$300 in miscellaneous due to home owner trying to sell his unit and paying other owner's dues and being reimbursed when said owners paid.
  - Over budget by \$21,000 in capital improvements. Projects completed include:
    - Decks and staining
    - Mold remediation
    - Structural repairs
    - Pier work
    - Downspouts
    - Vapor barrier
    - Dehumidifiers
    - Band boards
- Motion to Approve
  - 1<sup>st</sup> – Dylan Stambaugh
  - 2<sup>nd</sup> – Britta York
  - No Objections – All in favor
  - Passed
- 2018 Budget
  - Presentation given by Tonya of Jamar:
    - Most of the 2018 budget will mirror the 2017 budget
    - Dues to remain the same
    - Decrease budget for electric by \$2000 due to paying off street lights and lower electric bills
    - Increase Landscaping by \$1000 due to history of being over budget
    - Increase trash hauling/dumpster by \$700 to accommodate for roll offs and large furniture removal which has been an increasing problem
    - Increase miscellaneous by \$300 to accommodate for past overages

- Board is proposing special assessment of \$1200 per owner per year, except for building 1 which would only have a \$600 special assessment since building 1 does not have crawl spaces.
- Discussion of raising dues vs. special assessments
  - Britta York motioned to increase dues \$15 to \$110, said motion seconded by Dylan Stambaugh, vote 11 to 11, motion denied
- Discussion of 2018 projects given by James Britton:
  - Caulk around all windows and doors (flashing) – water is getting in
  - Rear decks to be installed for those where band boards are being replaced
  - Retaining wall/landscape timbers (will replace with 6x6 timbers, as this will last longer)
  - Driveway seal and patch
  - Siding/soffits
  - Finish dehumidifiers (Building 6)
- Motion to Approve Budget
  - 1<sup>st</sup> – Britta York
  - 2<sup>nd</sup> – Dylan Stambaugh
  - Vote: 14 yes, 8 no
  - Motion Passed and 2018 Budget Approved
- Motion to make Special Assessment payable in 2 payments (January 15<sup>th</sup> and April 15<sup>th</sup>)
  - 1<sup>st</sup> – Britta York
  - 2<sup>nd</sup> – Dylan Stambaugh
  - No Objections – all in favor
  - Passed
- Election of 2018 Board:
  - James Britton, Roger Morris, and Dylan Stambaugh running on ballot
  - Britta York and Mackenzie Alameda volunteered to run for the board
  - Motion to increase board from 3 to 5 and approve all 5 members running
    - 1<sup>st</sup> – Kyle York
    - 2<sup>nd</sup> – Carolyn Leigh
    - No Objections – all in favor
    - Passed
- Towing company has NOT been towing – Jamar to follow up with towing company regarding this issue
- Motion to Adjourn
  - 1<sup>st</sup> – Carolyn Leigh
  - 2<sup>nd</sup> – Britta York
  - No Objections – all in favor
  - Passed
- Meeting adjourned at 8:27 p.m.