

Northlane Homeowners Association

2020 Annual Meeting Minutes

Monday, October 26, 2020

Via Zoom

Meeting called to order at 7:02 pm.

Introduction of Homeowners

Notice of meeting:

- Notice Must be mailed out no later than October 12, 2020
- Notice mailed on October 12, 2020

Conformation of Quorum:

- Must have 19 to meet Quorum
- Quorum was met with 10 present and 9 by proxy, for a total of 19

2019 Annual Meeting Minutes:

- Presentation of 2019 Annual Meeting Minutes
- No changes to last year's Annual Meeting Minutes
- Motion to approve made by Mackenzie Alameda
- Dairo Baez seconded said motion
- All in favor- Motion Approved

2019 Financials:

- Total income collected was \$66,210 (this includes HOA Dues, Special Assessment, and insurance)
- Electric was over budget by \$565.83
- Trash clean up was over budget by \$30
- Lawn Mowing was under budget \$560
- Landscaping was over budget by \$255.41
- Snow removal was under budget by \$5,275
- Repairs and Maintenance was under budget by approximately \$2,282.99
- Trash Hauling was under budget by approximately \$1,142.07
- Management fees were right on budget
- Office/Postage was under budget by \$355
- Professional fees were over budget by \$614.54
- Nothing spent on security, savings \$1,200

- No Pest Control fees for 2019, saving \$750
- Miscellaneous was under budget by approximately \$510.48
- Capital Improvements was over budget by \$10,314.02 (back decks, power washing & soffit repairs, clear main lines twice, maintain/clear gutters and downspouts, replace porch lights, landscaping, retaining walls)
- Put \$1,024.94 in reserves

2020 Budget & Where We Estimate Year End

- Total income = \$32,490 (includes HOA dues and Insurance)
- Expected to be under budget in electric by \$200
- Trash clean up is expected to over budget by \$500
- Expected to be under budget in lawn mowing by \$500
- Expected to be under budget in landscaping by \$400
- Expected to be under budget in snow removal by \$5,500
- Repairs and Maintenance are expected to be under budget by \$2,000
- Trash Hauling/Dumpsters expected to be under budget by \$2,000
- Management will be right on budget
- Under budget on Office/Postage by \$200
- Under budget by \$400 in professional fees
- Under budget in miscellaneous by \$500
- Over budget in capital improvements by approximately \$5,825 (power washed and resealed decks and retaining walls- this expense was higher than originally expected; we also did dryer vent cleaning. Originally planned to seal driveway/parking lots and repaint lines but did not have funds for this)
- No money to reserves this year due to a net income of \$-5,765.80, bringing total reserves to \$10,266.01

Proposed 2021 Budget:

- No proposed increases in dues
- No proposed Special Assessment
- Total proposed income = \$43,320
- Proposed increase of \$500 in trash clean up due to increased vendor costs
- Proposed decrease in trash hauling/dumpster of \$1000 due to previous years
- Proposed decrease of \$200 in office/postage due to previous years
- Proposed decrease of \$400 in miscellaneous budget due to previous years
- All other budget items would remain the same as 2020
- We expect to spend approximately \$12,000 in capital improvements (parking lot paving/stripping which wasn't completed in 2020)
- This would put \$789.20 into reserves, for a total of 11,055.21
- Budget unanimously approved

Election of board:

- Candidates included: Jim Britton, Roger Morris, Mackenzie Alameda, Jianing Morris, and Dairo Baez
- Motion to approve by Joseph Maley
- Motion seconded by Ronald King
- All in favor-passed

Comments/Questions/Concerns:

- Painting of door trims/doors - needs uniformity; motion to approve beige and white color spectrum made by Jim Britton, seconded by Joseph Maley, all in favor, approved.
- Unit 518 has crack in siding- Jamar to check on this
- Reminder memo for parking passes (seems full) - remind renters of guest parking
- Sign for trash - All items go in dumpster; Notice regarding dumpster etiquette (need notice regarding roll offs)
- Low water pressure in 518 due to fire hydrant work, changing flow, but fixed now – shut off on top of water heater and pressure valve in crawlspace (can have HFI check)
- 512 had some thief issues (1- Trailer stolen; 2-Break in) Mackenzie Alameda gave footage from camera to police.

Motion to adjourn made by Joseph Maley, seconded by Dairo Baez, All in favor, passed
Meeting adjourned at 7:49pm