

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

March 21, 2022

Upon duly noticing the Homeowners by posting notice with agenda in the common area, the Board of Directors Business Meeting was held virtually via zoom.com Zoom.com. Homeowners are encouraged to attend and participate during the Open Forum of the meeting. There are laws which limit the Board to discuss only what is on the agenda. The Board may need to advise that your item will be added to the next meeting agenda for discussion. Once the Open Forum is closed, Homeowners are allowed to observe the Board Business but are not allowed to participate nor interrupt the Board. There is no audio/video recording allowed during the meeting.

The Board of Directors represented were:

Jan Piper – President

Andre Ide (absent)– Vice President

William Miller– Secretary

Lori Dickinson - Treasurer

Matt Froehlich – Director

Dave Wankel – Iger, Wankel, Bonkowski Legal office

Barby Young, CMCA, AMS - Paragon Equities

Call to Order

With four of the five directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:02 p.m.

Announce new Board Members

Jan Piper – President

Andre Ide – Vice President

William Miller– Secretary

Lori Dickinson - Treasurer

Matt Froehlich – Director

Executive Session Disclosure

- **November 15, 2021:** With four of the five directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:05 pm by the Chair. The Board held a Homeowner hearing for continued rules violation, and a reimbursement hearing with Homeowners. The Board reviewed the Homeowner delinquencies, approved a bid from Fence Menders in the amount of \$28,400 to repair/replace the wrought iron fence around the pool area as needed, and approved a bid from Hydra Industries in the amount of \$4,684 to water proof the planter leaking into the garage. With no further business to come before the Board the meeting was adjourned at 8:00 p.m.
- **December 8, 2021:** With three of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:00 p.m. by the Chair. The Board held a Homeowner hearing for continued violation of the rules, and a reimbursement hearing. With no further business to come before the Board, the meeting was adjourned at 6:30 p.m.

Approval of the Minutes

The Board approved the meeting minutes dated August 16, 2021, as presented, by majority vote, Director Froehlich abstained.

Approval of Financials to follow

Approval of Financials

The Board unanimously approved the financials for the months dated November and December 2021 as well as January and February 2022, as presented.

Delinquencies as of February 28th were \$3,409

Landscape Committee advised the Board is to have received a bid to change the irrigation heads to avoid any water getting on the pool fencing.

Unfinished Business

Schedule termite inspections of all interiors / Saturday approved, tabled indefinitely.

New Business

Adopt proposed rule - \$300 deposit required to access roof was tabled for logistical reasons.

Proposed rule – Resident must accompany contractor while in the common area, was tabled for further consideration.

The Board reviewed the legislative update with no discussion.

Adjourn

There being no further business to properly come before the Board the meeting was duly adjourned at 7:30 pm

Respectfully submitted by,
Barby Young CMCA AMS – Paragon Equities