

Northwood Park Improvement Association #2

Minutes of Meeting:

Date: 05/07/2019

Start Time: 6:57 PM

End Time: 7:53 PM

Ballot counts: Steve: 26 Votes, Linda: 17 Votes, Bharath 17 votes

Action Items:

Steve:

- Forward Jeff's (attorney) letter/documents to board members
- Send out list of new home owners list
- Send out list of home owners owing more than 200\$
- Plan for the meeting with the Jeff (attorney)
- Contact painter

Linda:

- Schedule meeting with Jeff

Bharath:

- Follow up on repair works (painting, fence..etc)

Decisions:

- Prioritize dues collection for this year.
- Based on the collections, plan on membership price increase to be discussed later (either by calling board meeting later this year or next year)

2019 Annual Meeting Agenda

1. Welcome to the Northwood Park Improvement Association No 2 Annual meeting
Tuesday May 7, 2019
2. Introductions
 - a. Steve Epp, Linda Byers, Bharath Shetty
 - b. If you want to run for the Board check our website for details on self-nomination.
3. Make sure you turn in you ballot.
4. NPJA #2 Home Sales
 - 2018 – 5 homes sold - \$4,572 collected in fees
 - 2017 – 5 homes sold - \$1,625 collected in fees
 - 2016 – 3 homes sold - \$1,065 collected in fees
 - 2015 – 4 homes sold - \$2,273 collected in fees
 - 2014 – 3 homes sold - \$2,203 collected in fees
 - 2013 – 4 homes sold - \$1,010 collected in fees
 - 2012 – 3 homes sold - \$2,854 collected in fees
 - 2011 – 8 homes sold - \$5,970 collected in fees

2010 – 8 homes sold - \$5,002 collected in fees

5. NPJA #2 Balance Sheet

Total Assets 12/31/18 - \$9,827
Total Assets 12/31/17 - \$7,044
Total Assets 12/31/16 - \$5,248
Total Assets 12/31/15 - \$267
Total Assets 12/31/14 - \$344.
Total Assets 12/31/13 - \$1,901.
Total Assets 12/31/12 - \$7,412.
Total Assets 12/31/11 - \$9,478.
Total Assets 12/31/10 - \$10,435.

A larger reserve is needed to handle an unexpected expense.

6. NPJA #2 Profit & Lost

2018	+\$2,240	
2017	+\$1,548	
2016	+\$5,368	
2015	-\$ 77	Remodeled men's bathroom
2014	-\$1,557	rebuilt heater
2013	-\$5,004	
2012	-\$1,868	
2011	-\$957	
2010	-\$1,012.	(Virginia Graeme Baker improvements)
2009	-\$4650.	(new roof, patio structure)
2008	+\$343.	
2007	-\$4,126	(New pool heaters)

7. NPJA #2 Membership

2018 – 8 outside, 36 inside, 44 total
2017 – 20 outside, 30 inside, 50 total
2016 – 18 outside, 33 inside, 51 total
2015 – 22 outside, 24 inside, 46 total
2014 – 18 outside, 29 inside, 47 total
2013 – 18 outside, 32 inside, 50 total
2012 – 21 outside, 33 inside, 54 total
2011 – 26 outside, 27 inside, 53 total
2010 – 29 outside, 14 inside, 43 total
2009 – 37 outside, 22 inside, 59 total
2008 – 37 outside, 25 inside, 62 total
2007 – 57 outside, 21 inside, 78 total

8. NPJA #2 Dues collections

a. 76 homeowners owe more than \$200;

9. NPJA Improvements

- Needed – Complex needs to be painted (approximately \$3,000)

- Needed – Resurface Pool (approximately \$20,000)
- Needed – purchase pool sweep (approximately \$3,000)

2018 Action Items:

Steve : Compile the list of 69 home owners who owe more than \$200 in membership fees

Plan for the meeting with the Jeff (attorney)

Steve/Linda/Bharath:

- Meet those homeowners and listen to the issue and encourage them to payback and/or join the pool membership

Topics

1. How can we increase collections?
2. Should we raise our annual assessment?
3. Pending/Overdue collection members list / status of collection.
4. Clarity on path forward
5. Resurfacing the swimming pool plan discussed last year