Northlake Hills POA – Annual Meeting November 1, 2014

1. Call to Order – Rod Schaffner, POA President and Board Member

Rod Schaffner opened the meeting at 10:05 by welcoming all in attendance.

Melody Gayeski, POA Secretary, confirmed a quorum after receiving 54 proxies from the property owners. This is the largest number of proxies ever received – so, THANK YOU to all that took the time to send them in!

POA Board Update: Rod updated the group on the POA board membership changes. Lance Wedell has stepped down after many years of helping the POA and was thanked publicly for all that he has done!. Dave Morley has agreed to join the POA board and spoke briefly to the group to introduce himself – welcome Dave! All other directors and board members have agreed to continue their service into 2015.

**2014 POA Projects** – Update from Rod Schaffner (see attached list).

A discussion ensued about what the POA can do to get trees cut back on open lots where the vision is impaired for drivers – concerns were expressed about the safety of ‘walkers’ in the neighborhood (especially behind gate 2 on Northlake Hills). North by Northwest will be formally contracted to expand their ongoing maintenance of the roadside from 6 ft to 10ft in 2015 (POA members have requested that this be effective in the first quarter of 2015). In addition, Carl Pool is going to cut down trees around the ‘corner’ on his lots (in November) where vision is impaired. Another issue that was raised was that N x NW has put too much mulch around the plants. This mulch will be removed as part of the gate beautification project.

**REMINDER: THE SPEED LIMIT ON OUR ROADS IS 25MPH. PLEASE SLOW DOWN WHEN YOU ENTER OUR GATES WHERE NEIGHBORS ARE WALKING AND/OR CHILDREN ARE PLAYING. Be aware that The POA board has worked with Jonestown police to allow them to ‘enforce’ road safety laws.**

An additional discussion was held regarding the painting project for Gate 2 (which is pending). Bids have been received in the range of $2000 – $4000. The board would like to direct the use of a higher grade paint (to hopefully avoid earlier erosion). The membership expressed appreciation for using ‘professionals’ to do this job – so that it is done correctly and the job is ‘guaranteed’ should issues arise after the fact.

The membership expressed appreciation for the work that is being done by the board – but, they would like to have this work done more quickly. Outstanding issues that have been raised earlier need to be addressed. Examples are getting the buoy removed from the gate and trash removed from the marina parking lot.

The membership was advised that ANY issues seen in the neighborhood can be documented using the complaint form on the POA website (along with a photo on a phone?) and submitted via email to the POA email (secretary.nlhpoa@gmail.com).

1. Treasurer’s Report – Meshell Counterman, POA Treasurer

Meshell provided copies of the 2015 proposed budget (including annual assessments for 2015 and bank balances) – see attached documents

The board acknowledged all of the many years that Dave Nelson has invested in developing and maintaining the POA budget.

Meshell provided an overview of the POA financial reports. There are NO outstanding annual POA dues owed (first time we’ve seen this in many years) THANK YOU ALL!

**The 2015 annual dues will be:**

**GATE 1: $338**

**GATE 2: 415**

**HARBOR DR. $457**

**REED PARKS: $120**

1. ACC Update – Tim Parston, ACC Member

The ACC received and reviewed 5 specific projects over the year. All projects were approved that were submitted beforehand. One project was done without prior review but was approved after the fact with exceptions regarding a ‘right of way’ issue.

**NOTE: ALL PROPERTY IMPROVEMENTS MUST BE APPROVED BY THE ACC PRIOR TO THE WORK START DATE. THE ACC PROCEDURES AND RULES CAN BE FOUND ON THE POA WEBSITE.**

1. Open discussion – member input
	* 1. Jack Fountain raised a desire to have a beautification (landscaping) project for GATE 1. Ken Cargill has volunteered to assist. Jack Fountain agreed to lead this effort and will coordinate with other GATE 1 property owners.
2. Adjournment - the meeting was adjourned at 11:30am.

 ATTACHMENTS:

* + 2014 NLH POA Annual Budget
	+ NLH POA Profit and Loss Statement
	+ NLH POA 2014 Projects and Accomplishments
	+ NLH POA Complaint Form (word and PDF format)

Minutes respectfully submitted by: Melody Gayeski, NLH POA Secretary

NOTE 1: Rod Schaffner recently attended a Cedar Park Barge update meeting and provided an update for anyone who wanted to stay after the formal meeting….an email update will be sent shortly.

NOTE 2: The POA Secretary will be sending out an updated Property Owner’s Directory…we would greatly appreciate you keeping your contact details current with the POA. Please send any updates to the POA email: secretary.nlhpoa@gmail.com