

NORTHSHORE HOMEOWNER'S ASSOCIATION
2022 ANNUAL MEETING MINUTES
November 16, 2022
7 pm
St. Luke's Episcopal Church

1. **Introduction of Board of Trustees.** The current board members in attendance were John Kucera, Mike Grenney, Bruce Emerson. Allan Nunez could not attend. John Kucera, President, welcomed those in attendance. The owners in attendance introduced themselves.
2. **Establish a Quorum.** A quorum was not met because 46 owners must be represented. 11 lots were represented at the meeting and there were 17 proxies, so a quorum was not reached. Per the By-laws, the meeting proceeded as an informational meeting and a reconvened annual meeting will be held on December 7 at 5 pm. The members in attendance or represented by proxy will constitute a forum at the reconvened annual meeting.
3. **President's Welcome.**
 - a. A CC&R amendment was recorded in June 2022 to enforce and clarify that rental leases must be for 30 days or more . The amendment also prohibits any type of time-fractionalized rentals or ownerships.
 - b. Concern about speeding cars and e-bikes was discussed. Everyone was asked to please try to slow down in the neighborhood.
4. **Architectural Committee.** Members - Sandra Vandergriff, Jaime Breza, Christy Dias
 - a. Sandra gave a report on the current improvement projects in Northshore. It has been a very busy year with many projects currently under way.
 - b. A second style of mailbox has been approved by the HOA.
 - c. A note will be sent to owners about cutting vegetation back on the 13 corner lots to improve sightlines. Speeding around these corners is a concern with bikes and pedestrians on the street.
5. **Treasurer's Report.** Brenda Lake, HOA Manager, gave the report.
 - a. Financial Status. The attached balance sheet was presented with total cash on hand of \$33,125.79 as of September 24, 2021. \$10,100 of this cash is architectural construction deposits for projects currently underway in the community. Construction deposits are returned when projects are completed as approved.
 - b. 2023 Budget. The approved 2023 budget was presented. Income and expenses are scheduled to remain similar to years past. Annual dues will increase from \$275 to \$375 because of the SSMA dues increase.
6. **Nomination and Election of Board Members.** Board members serve 2-year terms. John Kucera's 2-year term is up. He has volunteered to serve on the Board for another 2-year term. Bruce Emerson, Mike Grenney, and Bob Vandergriff will continue to serve the second year of their 2-year terms. Another board member is needed to replace a board member who cannot continue to serve on the board. Michelle Yung was nominated for election. The formal election will be held at

the reconvened meeting on December 7th at which the members in attendance constitute a quorum.

7. **Silver Springs Master Association (SSMA) Report** – Bruce Emerson has been attending the Silver Springs Master HOA meetings this year to represent Northshore HOA. The SSMA dues will increase by \$100 in 2023 to \$275. This year’s SSMA improvement projects included resurfacing and repairing the tennis courts and improved water metering for water going into the lakes. This metering will ensure that the lake water levels will be maintained during the ongoing drought. The SSMA currently shares in the cost to install Christmas lights at the Northshore entrance. It is hoped that SSMA will start to pay the entire cost of Christmas lights installation going forward since that parcel is owned by the SSMA, not Northshore. There is new structure to the SSMA meetings reducing their frequency to every other month instead of once a month and separating the work into four different committees – Budget, Lakes, Playgrounds/Tennis Courts, and Documents.

8. **CC&R Compliance.**

- a. Storage of Vehicles (including trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, etc.) – Must be kept from the view of the general public, common areas, and/or vehicular traffic.
- b. Winter street parking is prohibited from November 15 to April 15. Owners should call the Summit Count Sheriff if the snowplow is not able to plow the road adequately because of vehicles in the roadway.
- c. Landscaping – “Kept in a clean, safe, attractive and slightly condition and good repair.”
- d. Garbage and trash receptacles shall be permitted when kept in a visually screened enclosure (garage) and contained in covered containers.

9. **New Business.**

- a. Christmas lights should be turned off at 11 pm.
- b. There was more discussion about how e-bike and car speeding might be addressed. It was suggested that owners continue to call the sheriff when they see dangerous speeding in the neighborhood.

10. **Reconvened Meeting.** A reconvened virtual meeting will be held on December 7 at 5 pm.

11. **Adjournment.** The meeting was adjourned at 7:45 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, HOA Manager.

APPROVED.

John Kucera
PRINTED NAME

11/17/22
DATE


SIGNATURE