

Northwest Vistas
Annual Board Meeting
April 17th, 2018 at 11:00 A.M.
Agenda & Talking Points

- 1) Call to Order
- 2) 2018 Budget Review
 - a) Income is projected to be \$18952.64 in fiscal year 2018.
 - b) Expenses for the year are projected to be \$15,325.75.
 - c) Net income for the year is budgeted to be \$4,339.73.
- 3) 2018 YTD Financial Report through 03/31/2018
 - a) Income - We have collected \$27,735.50 against a budget of \$29,250.00. This is \$1,514.50 below budget.
 - b) Expenses- Expenses are above budget by \$588.63 at \$2,592.63.
- 4) Northwest Vistas Outstanding Issues
 - a) Approve Fine Structure - The Northwest Vistas CC&Rs do not have a fine structure in place for violations. A fine structure identical to the one put in place at Morningside Heights has been provided. Board approved and signed the document we will record for use at the Northwest Vistas HOA.
 - b) ARC review for shed – 1904 S. mulligan Ct.
 - i) Maurita Henricksen has requested to build a shed behind her garage as well as a landscaping plan for her back yard. This was email to the Board on October 27th with PDF for landscaping plan attached.
 - ii) Casey will check and see if this was approved.
 - c) Home owner requesting RV parking –

The home owner is requesting an approval for a drive and parking pad for their RV or Trailer. They want to put the access through the private drive to the side of their home. The drive does not service their home. Casey did not approve the drive or parking pad as the drive is private and ordinances say that private drives can only service 3 homes and the three homes it does service have a maintenance agreement for the private drive. Bridgett will let the home owner know that there plan has not been approved.
 - d) Review of Slanted and damaged path behind 1809 –

The home owners asking to incorporate part of this path into their back yards were politely told that was not an option as the HOA cannot give away its property. It was requested that the path be up kept to a better quality. Casey is going to get bids to have this path irrigated and then we will add it to the Landscaping for the HOA
 - e) Approved Delinquency Thresholds In order to collect on delinquent accounts, we have drafted a delinquency policy. We discussed the thresholds to send an impending notice of lien, and a threshold for legal action against a homeowner.

A draft was given to Casey to set thresholds and return to Bridgett and Eric, with approval.
 - f) Other Items
 - i) Casey requested that for non-home Architectural requests someone at WEB Properties be given the permission needed to be the review board and granter of approvals. Bridgett and Bill will come up with a program that will address this and send the proposal to the Board for review.
 - ii) Casey gave us notice that there will be an additional 50 new lots to be added to the HOA.
 - iii) Casey also has given us a new project and HOA Selkirk Estates (phase 1). It will start with 30 lots and a total of 99.
 - g) Adjournment