

# **West View HOA**

*Annual Meeting Minutes*

*December 6, 2023*

**Call to order** - 6:02pm

**Members in Attendance** - Shelby Cardall and Whitney Cromwell with North HOA, Tami Midzinski with Heritage Land Development, 11 units were represented

**Introductions** - North HOA employees and Tami Midzinski

**Community Update** - Tami Midzinski

- Work on the irrigation pump and the fan that blows into the canal will be finished later this week, when not muddy. They will clean under the fan to make more room. Lots of debris in the canal this summer ended up blocking it. All pump costs were covered by the builder.
- The side of lot 14 and the west side of the lots will have rock placed, like a walking path. That will hopefully be finished up this year, weather permitting.

**Elections** -

- Porter Wilkins, John McVey, and Stefanie Sorensen were elected to serve on the board.
  - President - Porter Wilkins
  - Vice President - John McVey
  - Secretary/Treasurer - Stefanie Sorensen

**Meeting Adjourned** - 6:23pm

# *West View Homeowners Association*

Annual Meeting | Wednesday December 6<sup>th</sup>, 2023

6 PM at the Hansen Family Sports Complex, Upstairs Multipurpose Room

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Dear Association Member (s)

The first West View Homeowners Association annual meeting will be held on Wednesday, December 6<sup>th</sup>, 2023 at 6:00 PM at the Hansen Family Sports Complex, Upstairs Multipurpose Room. 2799 North 300 East in North Logan, UT 84341.

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We will be electing 3 Board members at this meeting. Any owner wishing to run for the open positions, or wishing to nominate someone else, should complete the nomination form online. **All nominations must be returned by November 28<sup>th</sup>.**

Please note that no member may be elected to serve on the board if their association dues are past due, or if they are not in good standing with the HOA.

If you cannot attend and would like someone to vote on your behalf, fill out the online proxy form. If you prefer, you may request a paper form, print and fill it out, mail it to North HOA, email it to [service@northhoa.com](mailto:service@northhoa.com) before the meeting, or give it to the person that is voting on your behalf so that they can bring it to the meeting.

## *Annual Meeting Agenda*

- Call to order-6:00 p.m.
- Introductions:
  - North HOA Management
- Community Updates
- Board member Election
- Collection of Ballots for Board member Election
- Announcement of Board member Election Results
- Questions & Answer period
- Closing Remarks
- Adjourn

( 4 3 5 ) 7 7 4 - 2 0 0 5  
service@northhoa.com



2723 S. Hwy 89 Suite 1  
Wellsville, UT 84339

Description	Actual	Specified Dates
<b>OPERATING INCOME</b>		
<b>ASSESSMENT &amp; OTHER INCOME</b>		
4000-00 Dues Income	\$2,271.42	
4003-00 Reinvestment Fee	3,150.00	
4010-00 Late Fees Income	0.26	
4030-00 Move In/Move Out Fee	457.92	
4095-00 Interest Income - Operating	1.18	
<b>Total ASSESSMENT &amp; OTHER INCOME</b>	<u>\$5,880.78</u>	
<b>TOTAL OPERATING INCOME</b>	<b>\$5,880.78</b>	
<b>OPERATING EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
5022-00 Postage & Delivery	42.45	
5023-00 Printing & Copying	18.45	
5035-00 Accounting/Audit/Tax Prep	165.00	
5041-00 Business Renewal	10.00	
<b>Total ADMINISTRATIVE</b>	<u>\$235.90</u>	
<b>MANAGEMENT</b>		
5300-00 Management Fees	1,576.00	
<b>Total MANAGEMENT</b>	<u>\$1,576.00</u>	
<b>INSURANCE &amp; TAXES</b>		
5400-00 Insurance Expense	540.44	
<b>Total INSURANCE &amp; TAXES</b>	<u>\$540.44</u>	
<b>LANDSCAPING</b>		
5705-00 Landscaping Clean Up	450.00	
5735-00 Irrigation Winterization	158.65	
<b>Total LANDSCAPING</b>	<u>\$608.65</u>	
<b>UTILITIES</b>		
6790-00 Utilities	612.24	
<b>Total UTILITIES</b>	<u>\$612.24</u>	
<b>TOTAL OPERATING EXPENSE</b>	<b>\$3,573.23</b>	
<b>Net Income:</b>	<u><u>\$2,307.55</u></u>	

**Assets**

CASH - OPERATING

10-1000-00	Veritex - Operating - 9874	\$2,108.34
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Total CASH - OPERATING:			<u>\$2,108.34</u>
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CASH - RESERVE

12-1200-00	Veritex - Reserve - xxxx	2,801.18
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Total CASH - RESERVE:			<u>\$2,801.18</u>
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<b>Total Assets:</b>			<u><b>\$4,909.52</b></u>
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**Liabilities & Equity**

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	(250.00)
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Total CURRENT LIABILITIES:			<u>(\$250.00)</u>
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OWNERS EQUITY

30-3005-00	Opening Balance Equity	329.61
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30-3100-00	Retained Earnings	2,522.36
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Total OWNERS EQUITY:			<u>\$2,851.97</u>
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		<u>2,307.55</u>	
Net Income Gain / Loss			<u>\$2,307.55</u>

<b>Total Liabilities &amp; Equity:</b>			<u><b>\$4,909.52</b></u>
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