



Annual Meeting | Tuesday January 23rd, 2024
7:00 PM at the Hyde Park City Office Building

Annual Meeting Minutes

7:00 pm Call to order

Members in Attendance:

- 20 units were represented. 17 in person and 3 by proxy.

Introductions:

- North HOA Management - Shelby Cardall
- Thank you to outgoing 2023 North Park Board President- Judith Holt
- Introduction of the new 2023 North Park Board President - Larry Larson
- Introduction of 2023 and 2023 North Park Treasurer - Doug White
 - o Maintenance Committee Members - Paul Nelson and Deanna Bodily
 - o Social Committee Members - Christy White

President Message - Judith Holt

- Thank you for allowing her to serve and get to know you. Dave Sorensen said thank you for the support and condolences. Thank you to those who shovel driveways, it is such a huge help. She hopes that we will all continue with the same spirit of community as we grow old together.

Election of one new Legends Board of Directors:

- Garry Gibbons was elected as the new President Elect

2023 Budget and Monthly Fee Increase Discussion:

- Discussion led by Doug White
- There are 2 factors influencing the fee increase for 2024.
 - o The \$17 per month increase to continue strengthening the reserve fund.
 - o Increasing the allocation for snow removal based on the prior year expenditures.
- To fully fund both of those items would have required an increase of \$35 bringing the monthly fees to \$185. As a board, they approved a \$20 per month increase.
- A 15% dues increase to \$170 will begin on February 1, 2024
- The board will maintain their full commitment to funding the reserve account. They hope that last year's snow removal numbers will not be repeated.
- The reserve study established target amounts for the reserve fund. Anything 70% or higher is considered "strong". Below 70% is "fair" and 100% funding is ideal. The recommended goal was to be above 80% in 5 years and at 90% in 9 years.



- We began 2023 “fair” at 51% and ended the year with \$50,803.95 in reserves which is 62%.
- With the 2024 increase, and interest on CD's Doug projects to be at 72% funded by the end of the year which is considered strong funding via the reserve study.
 - Any surplus operating funds can be moved to the reserve account as well.

DISCUSSION ON LAMP POSTS

- Discussion led by Deanna Bodily
- Some of the lamp posts are starting to rust, lean or fall. 6 have fallen thus far. Thompson lighting to get a bid since all will eventually fail. Owner's can replace now, or later when needed. They do not have to be uniform, but must be 6 feet or less in height.
- Current bid from Thompson Electric is approximately \$384.53 for the lamp post. Price will depend on how many owners do it at one time.
 - Still waiting for a bid on cement installation from Atlas Electric.
- Lamp posts and lights will be maintained and replaced at the owner's expense.

DISCUSSION ON LANDSCAPING

- Pear trees will be treated for blight again in the spring by preston. We will send out additional information as we get closer if they want to participate
- Board will send out a survey form to get input on lawn mowing concerns and suggestions. Community members are urged to submit any feedback of concerns to North HOA via email.

QUESTION AND ANSWER

- What will be done with the \$18,000 left in the budget from 2023? Most or all of it will be moved to the reserve fund in April once the snow season is over.
- Is there a group texting option? No, North is in the process of getting a texting service that will allow North to text the entire community. It will be one on one, not by group. It was suggested that if they want a group texting option to use GroupMe. The board will discuss at their next meeting.
- Concerns about snow removal were expressed. The snow removal is now being charged hourly instead of per push. The trigger point is 1.5 inches.
 - Snow is pushed from the driveway into the yards.
 - If you have snow concerns, take a photo if possible, and email to North HOA at



service@northhoa.com.

- Will the current committee chairs stay in place for 2024? Yes, unless anyone else volunteers for the positions, the current committee chairs will stay in place.
- **7:40 pm** Adjourn