



Annual Meeting | Thursday January 16th, 2025
2:00 PM at the New Life Church

Annual Meeting Minutes

2:00 pm Call to order

Members in Attendance:

- 20 units were represented. 19 in person and 1 by proxy.

Introductions:

- North HOA Management - Shelby Cardall
- Thank you to outgoing 2024 North Park Board President- Larry Larson
- Introduction of the new 2024 North Park Board President - Garry Gibbons
 - 2025 Maintenance Committee Members - Paul Nelson and Deanna Bodily
 - 2025 Social Committee Members - Arlene Larsen, Louise Collings, Elaine Moffitt, Marjean Traveller

President Message - Larry Larson

- Thank you for the chance to serve. Apologies for anyone who may have found offence with anything this past year. Amman Daws was a huge help for those who decided to get new lamps. There has been only 1 push for snow this year which will help leave a surplus.

New President Introduction - Garry Gibbons

- Thank you to Larry for all of the work he has done this year. And to Doug White who has been the treasurer for the last 4 years. Thank you to Christy White for her service on the social committee.
- Due to lack of snow, we have an additional \$8,000 that can be moved to the reserve account. This past year money has gone in monthly and the HOA is at 81% funding for the reserve fund. The goal is 90%. With the \$8,000 added to the reserve this will put it at 91%. This increases property values by being so well funded. This should also mean that the HOA does not need dues increases in the immediate future. There will not be an increase for 2025.
- There is about \$10,000 excess funds in the operating account.
- The reserve study is due to be updated in 2028.
- Please reach out to Garry if you have any questions.

Election of two new Legends Board of Directors:



- Deanna Bodily - Vice President
- Christy White - Secretary/Treasurer

Discussion on building a pavillion:

- Some members have expressed wanting to have one. The board received 2 bids for the project. Cost would be \$25,000, or about \$800 per unit in a special assessment to do the project. If the vote passed, every unit would have to pay toward the pavilion.
- There is a limited time of use due to the weather. There is also a park nearby that can be used for events.
- Question on just doing a cement pad and people can bring chairs and tables. However it would not be covered.
- You still have to go from the parking area, over the grass and to the pavilion or cement area. At the park there is easy access with good parking.
- It could increase the liability of the HOA if someone gets injured.
- Concerns about who would be using it and how to monitor it.
- A vote was held to approve the pavilion project. Unanimous NO.

QUESTION AND ANSWER

- Question on trees. An owner had a tree die and they want to know if they can replace it with a different tree. The landscape committee has approved a list of trees that may be used. She will discuss options with the landscape committee.
- Comment on the walking trail and how nice it is to have in the community.

2:30 pm Adjourn