

NORTHSHORE UNIT 8 PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

JUNE 20, 2024, 6:30 PM

WELCOME/CALL TO ORDER: The meeting was called to order at 6:30 pm by Stephen Thomas at the Northshore Tea Room. There were 10 people in attendance: Bart Floerke, Frank Axiak, Stephen Thomas, Grant Hesseltine, Denise Hammond, Myron Rodrigue, Dustin Winckler, Catherine Powers, Will Powers & Isabel Martinez.

MINUTES: The June 2023 Minutes were Approved with Dustin making the motion and Grant 2nd the motion

TREASURER'S REPORT: The Treasurer's Report was presented by Catherine Powers. The current balance is \$77,918.02. Stephen made the motion to accept the Treasurer's Report and Bart 2nd the motion. The Treasurer's Report was Approved.

DELINQUENT DUES: Catherine presented a list with 8 open invoices totaling \$1,375.

OLD BUSINESS: CPA Brenda McElwee filed our Franchise Tax and we are up to date.

NEW BUSINESS:

New Texas HOA Laws Texas House Bill 614 became effective January 1, 2024 which limits fines for violations and promotes transparency and accountability regarding fines for HOA violations. Grant made a motion to look into compliance. Will and Clay will look into what other HOA Associations are doing and come up with a draft. They will then have an attorney review. The motion was passed unanimously.

REPORTED VIOLATIONS:

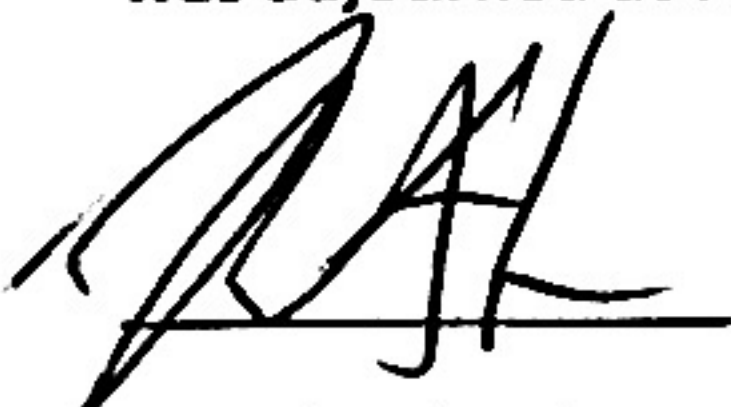
113 Pine Valley: Boat in driveway. This item will be tabled in lieu of addressing TX HB 614.

ELECTION: Bart Floerke and Dustin Winckler were both nominated to be Board Members for 2024-2027. Both were unanimously approved.

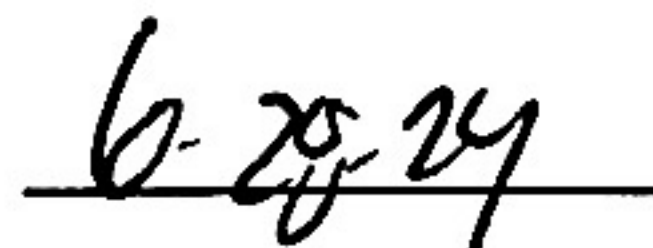
2025 DUES: The Dues will remain at \$175 per year due by January 31, 2025. Each month past due is a charge of \$25, up to a maximum of 3 months.

NEXT MEETING: The next scheduled meeting will be in September 2024.

No other business was brought up. Motion to adjourn made by Bart and 2nd by Dustin. The meeting was adjourned at 7:23 pm.



Bart Floerke, Secretary



Date

Subscribed to and Sworn to before me on this 28th day of June, 2024

