**NORTHSHORE UNIT 8 PROPERTY OWNERS ASSOCIATION ANNUAL MEETING**

**June 3, 2025**

**WELCOME/CALL TO ORDER: The meeting was called to order at 6:43 pm by Dustin Winckler at Northshore Country Club (Tea Room). Board Members Dustin Winckler, Stephen Thomas and Grant Hesseltine were in attendance along with HOA Admin Catherine Powers and ARC Member Will Powers & Isabel Martinez.**

**JUNE 2024 MINUTES: The Minutes were Approved. Stephen made 1st motion & Grant 2nd.**

**TREASURER’S REPORT: Bank balance through 6/3/2025 was $84,661.61. Dustin moved to approve and Stephen 2nd the motion. Motion passed unanimously.**

**DELIQUENT DUES: There are 3 unpaid 2025 dues and 1 unpaid 2024 dues totaling $925.**

**ARC UPDATE: David Lewis signed off on the architectural review for 106 Pine Valley. Will Powers will sign 106 Pine Valley Variance Request Form requested by Tilson.**

**OLD BUSINESS: Code Violations: Grant moved and Dustin seconded a motion to form a committee with Dustin and Stephen to discuss HOA law changes and propose appropriate changes and fee structure to our current bylaws.**

**NEW BUSINESS: Resale certificate filing fee was discussed and will be added to list of fees Dustin and Stephen will discuss in their new committee. Bart was unanimously re-elected Secretary until 2027.**

**No other business was brought up. Motion to adjourn made by Stephen and 2nd by Grant. The meeting was adjourned at 7:56 pm.**

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**Catherine Powers, HOA Administrator Date**

**Subscribed to and Sworn to before me on this \_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **Notary**