

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES –DECEMBER 1, 2025

Present: Ken Clifton, Nancy Bonk, Bill Devido, Jeanine Kalajainen, Dan Nero, Russ Perkins

Ken Clifton, President, opened the meeting at 7:35 p.m.

Russ Perkins provided a Treasurer's report. Balances are:

General Operating Account: [REDACTED]

Reserve Maintenance. Account: [REDACTED]

Capital Improvement Account: [REDACTED]

New Business:

Nancy Bonk presented a proposal from Finley Tree Service for continued work during the winter/off season to deal with trees that have safety issues and need attention and those that are encroaching roofs. We will continue with our monthly payment to Finley of \$2,000 until the costs for the proposed work are paid. Dan Nero made the motion to accept the proposal and Bill Devido seconded. Motion carried.

Late Fee Penalties and Attorney Fees remain unpaid by Cynthia Hall. The board is at the point where we are going to take the next step for collection during the first quarter of 2026 if these amounts remain unpaid.

The Board discussed Christmas 2025. In lieu of purchasing candy, a proposal was made to have cookies and wine at the shed at turnaround on Trillium Lane from 4 to 8 p.m. on Christmas Eve to give residents the opportunity to meet and exchange holiday greetings. Bill Devido is looking into providing temporary equipment for lights and heat in the shed. Dan Nero moved to accept the proposal as stated and Jeanine Kalajainen seconded. Motion carried.

Old Business:

The road conditions continue to deteriorate and need to be addressed. John Greer is gathering proposals, and the Board will review them in the upcoming spring.

Dan Nero made a motion to adjourn the meeting, Bill Devido seconded at 8:20 p.m.

Respectfully Submitted,
Nancy Bonk, Secretary

Dan Nero
COO

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