

**NORTHERN LIGHTS TOWNHOMES
HOA BOARD MONTHLY MEETING
June 2021 MINUTES**

Members in Attendance:

Jennifer Muehlhausen	President
Derek Schroeder	Vice President
Jeff Pepin	Treasurer
Beth Ray	Acting Secretary
Al Walters	Member at Large

By-law amendment vote:

- There will be an IN PERSON voting held on 7/24 with a rain date of 7/31. Location: north end of Sawyer (park area) 9am-11am. Information regarding as well as a proxy form will be send with the 3rd quarter statements.

ALLO Update:

- ALLO has refused to work with our irrigation contractor. Board will review/discuss more options

Northern Lights Dr. Island:

- The Board is continuing to work this subject and determining whether we can oversee/maintain it.

Lawn Serivce:

- With all the complaints and issues, the board voted 4-1 to terminate contract with Forrest Lake.
- The board met with Blades and they will be taking over Lawn/Snow in the next few months.
- Trees/bushes will be sprayed for bagworms

Cummins Sprinklers:

- Was contacted, we were told there was no contract between them and Northern Lights, they declined to work for us as their schedule is too full.

Sprinklers:

- Judson irrigation has the system up and running, if you notice any areas not being watered please contact the board.
- There are problem areas from last year Cummins failed to repair, Judson is working to get these areas back running.

HOA Dues:

- Upon reviewing financial reports, it was discovered the HOA has been operating at a loss of \$6000-\$7000 the past 3 years. It was voted on to raise monthly dues to \$100 beginning 4th quarter this year (October 2021). The last increase was in 2014, prior to that was 2007.

Financial Information:

- After discussion, the board decided to put the financial section of the website back up. We feel its better to have the information easily available to the community.

Updated Contact List:

In order to ensure we are able to effectively communicate with all homeowners and occupants, a contact list will be mailed out with the next dues statements requesting

homeowners provide current contact information (i.e. physical address, phone number and email address) for both homeowner and/or occupant(s) (if applicable).