

NORTHERN LIGHTS TOWNHOMES
HOA BOARD ANNUAL MEETING
At Sawyer Place - Circle at the end of Sawyer next to Playground
July 18, 2020 MINUTES

ATTENDANCE:

Board Members Present:	Mark Garner	President
	Ken Dahlenberg	Vice President
	Lee Ann Heldenbrand	Secretary
	Mary Bowsman	Treasurer
	Jaime Lewandewski	Member at Large

Meeting attended by Homeowners who did register as attending. There were also several other homeowners who refused to register. Social Distancing was observed.

Welcome & Report:

President Mark Garner welcomed all to the Annual Meeting. Mark Garner read through the Annual Report (see previous document).

Discussion:

* **SPRINKLERS:** Why Sprinklers not working well?

Answer - Sprinkler Contractor having trouble getting parts for the system that are made in China.

* **FIRE WORKS:** Complaints about the amount of debris from fireworks shot off in our neighborhood and that street cleaner didn't come through for a couple weeks after the 4th.

Answer - A motion was made to ban the shooting of fireworks in our neighborhood and passed. The Board will need to check to see if this something we can do legally.

* **CONCRETE:** Concern for deterioration of concrete in several locations around the neighborhood - roundabout, some driveways and sidewalks.

Answer - The Board will look into getting commons concrete fixed. Would welcome someone wanting to chair this project.

Answer - It is the homeowners responsibility to maintain their property's paved areas. If they do not keep them up then notifications will be sent out.

* **LAWN MAINTENANCE/SNOW REMOVAL CONTRACTOR:** A lot of discussion about residence being unhappy with the way the yards are being maintained and the snow maintenance.

Answer - Board informed Homeowners that a new contract was signed and would be soon taking over care of our Lawns.

Answer - Board will discuss with new contractor to change the type of de-icer being put down on driveways (causing damage).

* **SPEED BUMPS:** Discussion about adding speed bumps to slow traffic through the area. Concern over how that would affect shoveling. Question was raised if they could have removable speed bumps for the winter months.

Answer - Beth Ray and Jen Muehlhausen volunteered to look into options and pricing.

* **PARKING PROBLEMS:** A lot of discussion about problems with street parking: 1) parking going the wrong direction; 2) parking up on the curbs; 3) vehicles that are too long parking in the cut-out parking spots; and 4) vehicles parking on the street when they have room in their driveways. It was suggested that we have a "No Parking on Streets" ban.

Answer - There is a Parking Form that has been created to put on cars to notify them of violations.

Answer - If someone sees a vehicle violating the Bylaws, to get a licence plate and a picture, and send it in an e-mail to the Board.

Answer - Mixed answer about complete street parking ban. What about when hosting a party, don't want guests getting towed.

* **Covenant & Bylaws Review:** Discussion to increase in the number of HOA Board Members allowed. Also was a discussion about reviewing the Bylaws of our addition so that rules are clear and the ability to correct problems is easier.

Answer - Motion was passed to put it to a vote of the Homeowners to increase the number from 5 to 9 Board Members.

Answer - A ballot will need to be sent in order to make changes to the By-laws. Those interested in serving on the enlarged Board, would add their name on ballot.

Answer - Board will look at reviewing other changes that need to be made to the By-laws. Would like do all changes at once, because changes require a vote. Also making all changes should be done at one time because it requires an attorney.

* **RENTAL PROPERTIES AND AIRBNB PROPERTIES:** There was a lot of discussion about our neighborhood deteriorating as more and more properties become rentals. For those Homeowners who own their property and live here, there were a lot of concerns. 1) not able to easily reach property owners when there is a problem; 2) homes turning into Airbnbs - becoming more like a hotel; 3) when rented to 3 plus people, the parking problems increase; and 4) Noise problems increasing.

Answer: Discuss options with Lawyer.

Answer: Change to Bylaws. Requires votes.

Answer: Further discussion needed.

* **GARBAGE/RECYCLE CANS:** Discussion about the increase of can violations.

Answer: A form was created to put on cans with the warnings and increasing fee for violations.

Answer: Mary Bowsman is creating a document to make notes of dates of violations and where in the increasing fees the homeowner is at.

TWICE A YEAR NEIGHBORHOOD MEETINGS: The Board recommended that we increase the total neighborhood meetings to twice a year for better communication. This is not mandatory, but would hopefully be appreciated.

Meeting Adjourned