

**COURTYARDS AT NORTH LAKE  
BOARD MEETING**

**March 5, 2018**

Recorded by Hufford & Co., Inc.

The meeting came to order at 12:10 p.m.

Present was Geff Kempself, John Osmundson, Barb Anderson, Hufford & Co., Inc. (Doug and Barbara) and Forrest Scruggs of Realty One.

The sole purpose of the meeting was to meet Forrest and become familiar with Realty One. There was a discussion with questions and answers on both sides. It was voted to hire Realty One on a one-year contract.

The meeting was adjourned at 1:00 p.m.

**COURTYARDS AT NORTHLAKE  
ANNUAL HOMEOWNERS MEETING**

**February 21, 2017**

(Draft recorded by Hufford & Co, Inc.,)

The meeting was called to order at 6:30 pm.

The quorum was met with 13 units represented. Proof of notice of the meeting was established. Everyone introduced themselves.

**Minutes:**

The minutes of the last Annual Homeowners meeting on February 9, 2016 were read and approved

**Financial Reports:**

Hufford & Co., Inc. reviewed the Annual Year End Financial Report for 2016 and discussed the line items in more detail.

It was voted to accept the 2017 Annual Budget as is. It was pointed out Hufford & Co., Inc. continually compares vendors with those at other HOA's looking for the best prices/services. A dues increase will not be imposed at this time.

**Election of Board of Directors:**

It was unanimously voted to accept the current slate of Board members for another term. Officers of the Board will be elected at the meeting directly after the Annual meeting is adjourned.

**Owners' Concerns:**

Recycle trash was brought up. The fire station down the street take recycle trash. You do not have to sort it.

The Board will be setting up a schedule to have the gutters cleaned.

#2241 & 2241 has water running behind the gutter, down the wall.

#2285 has some water leaking at the corners.

Carroll Smith said the galvanized steel at the base of the rim joist is rusting badly. When sprinklers are turned on, please adjust so they do not hit the side of the building. He also suggested pruning the small sucker branches on the trees.

#2293 said their cement patio is settling, possible sprinkler leak?

The perimeter fence on 128<sup>th</sup> is looking "ratty".

There is a car hood behind the dumpster on the east side. Also, the gate latch needs repair.

Kevin Silverman volunteered to dump the trash container if the Board would put one by the mailboxes.

John Osmundson asked if there was any interest in a "block party". He also asked for suggestions for use of the cement area where the gazebo used to be.

Koch #2285 wants an ACC form. He would like to put insulation in the interior wall to help cut down on the noise level from unit next to him.

In the Spring, the Board will walk the property and list maintenance needing to be done. A little will be done at a time, starting with the worse.

Meeting adjourned at 7:43 pm.

An Executive meeting will immediately follow to elect officers of the Board.