

Northlane Annual Meeting Notes 2016

Meeting was called to order at 7:03 pm on October 27, 2016.

Quorum Met - 20 needed

15 present

Earnest Xi - Board Member

James Britton (2) - Board Member

Copper Rentals (4)

Cream & Crimson (2)

Kai Zhen

Dylan Stambaugh

Roger Morris (2)

Bin Lin

Carolyn Leigh

8 proxy

23 total

2015 Annual Meeting Minutes

Motion to pass

1st - Earnest

2nd - Dylan

No Objections - All in favor

Passed

2015 & 2016 Budget

Motion to pass

1st - Earnest

2nd - Roger

No Objections - All in favor

Passed

Issues

Band Boards

Rotting due to water leaking from door back door seals.

Mold

From leaking water and water entering crawl spaces.

Front Entrances/Decks

11 more to be done

Finishing project that was previously started

Back Decks

To be replaced on units that need band board work done. Have to be removed to have work done to back doors and band boards. Therefore, new decks will be placed. Once all work is done to units that need band board work the remaining decks will be replaced.

Crawl Spaces

Finishing mold cleanup and have retested.

Sump-pumps

Check breakers

Building 2 and 6

Subfloors

Check for any leaks and rotting wood that needs replaced.

Solutions

Replace Band Boards

Replace Back Doors

Replace Back Decks

Finish Front Decks

Quarterly Inspections

2017 Cost

All back doors and band boards will be individually assessed per unit. Any damaged band boards will need to be replaced at the expense of the owner. Any back doors causing damage will need to be replaced at the cost of the owner. All work will be completed by HOA and vendors hired. Any work completed will then be billed back to the owner of the unit.

Assessment

\$1000 a unit - Except building 1 will be \$500 a unit

Motion to Pass

1st - Cooper Rentals

2nd - Roger

No Objections - All in Favor

Passed

Assessment Due by Feb 28th

Motion to Pass

1st - Earnest

2nd - Cooper Rentals
No Objections - All in Favor
Passed

2017 Budget

Motion to Pass
1st - Dylan
2nd - Erwin
No Objections - All in Favor
Passed

Board Members

Staying the same for 2017
Motion to Pass
1st - Val
2nd - Carolyn
No Objections - All in Favor
Passed

Notes

In the past year 6 units have sold at an average of \$76,192.
This is an increase of about \$10,000 from previous year.

Motion to Adjourn at 8:50 pm on October 27, 2016

1st - Carolyn
2nd - Cooper Rentals
No Objections - All in Favor
Passed