

2017 SNCA Annual Meeting Notes

10.17.2017

PRESIDENTS OPENING

Meeting called to Order at 700pm by NHF

We have a quorum of 94 people – 48 proxies and 46 signed in person. 37% of the community.

Call for additional Board member by NHF – looking for more members to add depth to the board.
Current board terms up all at same time

Discussed getting documents together for a homeowner

Discussed 4800 bill for stump removal from previous admin we inherited

Pay off attorney for 10000 instead of 17000

Discussed signed snow contract when board took over – had no contract and no one would sign with us.
That contractor that signed was on an annual basis. Zilke came in to help D+K

2015 and 2016 audits came out great

Needed attorney counsel for XXXX – got distracted

Board member insurance was cancelled by current carrier – contacted three different companies for quotes. We cant be making decisions without insurance. Most turned us down – lawsuit spending was over 100,000 protecting us. Currently under appeal.

Also threatened by a homeowner to do something a certain way or be sued. Insurance company opened as a claim. But not a real claim. 9600 with a 35000 deductible.

Looking forward to improvements this year – had no budget from getting organized.

Money in budget for trees, mailboxes and other concerns we can go over.

PROOF OF NOTICE OF MEETING

Given by NHF

READING OF 2016 ANNUAL MEETING MINUTES

Motion to not reading minutes but we are accepting minutes. Majority vote to accept minutes.

VICE PRESIDENTS REPORT - LS

Nothing to report

TREASURERS REPORT - SB

Treasurer does not sign checks, Jesse and Linda Sign

Financials and budget sent out, Susan discussed

Insurance nearly double what it has been in 2016

2018 assessment at \$260/homeowner at this time

Gary Jarvis Question – budget remaining of 9600? No moving over 2000

Question about original lawsuit – website and bylaws change for less for a quorum. Gary assisted in history

Please ask board for copies of anything in writing – NHF

Can put complaints in writing to board and the board will address – NHF

Motion to accept financials as listed – Keith and Mary seconded – Approved by majority

SECRETARY REPORT - JM

All documents available online – just email BOD at salinenorthview.org

INSPECTOR OF ELECTIONS

Todd nominated by Dave Dubei – Seconded by Marsha Moskis

Todd approved as inspector by majority in the room

ELECTION OF OFFICERS

Dave Dubay – 784 Berkshire

Stephanie Himpsl – 644 Berkshire previously on board at forest creek condos

Vidolich says that we can only have 5 people max – Michigan corporation (condominium) act, specifically not for profit organizations. Need to have staggered terms. Nancy explains that John Gray stayed until his term and left.

Dave Algase – board shall consist of 5 members, but terms do not have to be staggered, just two year terms – can appoint an eligible co-owner to fill board if necessary.

Can have one person step down, new person fills and then step down person is reappointed for two years. Reappointee can resign, just like anyone else.

Susan Beyer steps down from the board. Nancy nominates Susan Beyer to the board. Susan accepts.

Three names on ballot – Dave Dubay, Susan Beyer, Stephanie Himpl

Todd Lands handing out ballots to people who have signed in

Ballots tallied – Susan Beyer and Stephanie Himpl elected by majority

SNOW CONTRACT

Only Zilke running this year with a three year contract

We have an email to contact Zilke - snow@salinenorthview.org

Algase – can they bump up the base rate? Contract nails down numbers for next few years

Vidolich is wondering if Zilke has a crew? Zilke believes he can get the sub done in 6 hours

Zilke will vary route, has a lot of trucks to run

Zilke will understand when city plow and will come after city plows road, based on depth of snow

Special needs snow plowing? Co_owner question

NEW BUSINESS

Can we ask to get the entryway from AA Saline to Woodland repaved? – City handles it, can board check into it to advocate- On woodland A2 saline to Colony, destroyed by a detour

Water pipes (guy from colony estates complaint) – rattling – one person in Northview has same issue. Water hammer may fix?

Move to adjourn by Gordon George and Keith Bellman

Majority adjournment at 817pm

