

Saline Northview Condominium Association
2023 Annual Meeting
October 17, 2023, 7:00 pm
Zoom Videoconference

Minutes

1. Call to order: Meeting called to order at: 7:05 pm by J. Turck.
2. Roll call – to determine the voting power represented at the meeting. 83 proxy cards were received, which is more than 30% of all eligible voting units (252), and we have additional people online, and therefore quorum is met.
3. Proof of notice of meeting or waiver of notice. J. Turck indicated that the Board mailed a copy of the meeting agenda and budget to all homeowners. An unopened, mailed exemplar was presented as additional evidence.
4. Reading of minutes of 2022 annual meeting (minutes are posted at <https://salinenorthview.org/docs/>). J. Turck posted a link to the meeting minutes from last year's meeting, available on the website. J. Turck proposed that we waive a reading of the minutes, and approve the minutes: Motion by Shann; seconded by: Dan. The motion was approved with no objections, passing unanimously.
5. Introduction of Directors and reports of officers.
 - a. President's report: n/a
 - b. Vice-President's report: n/a
 - c. Secretary's report : n/a
 - d. Treasurer's report (the tentative 2024 proposed budget will be shared as a PDF via Zoom for viewing online or download). Presented by Bill Olson. 2024 budget not finalized yet. The 2022 audit has not yet been completed, likely because the auditor has been switched at the firm that we work with. There are no anticipated issues with the report. 2023 budget update: \$275/year. Two homes are uncollected at this time. We are projected to be \$3,267 above budget. We have budgeted almost \$67k for expenditures, which was mostly snow contract. We did not use extra snow plows this year; which saved us money (\$18k savings). We have also saved money on insurance premiums this year. Current assets: \$75k (projected). We also earned some money (approx. \$500) by putting some of the money on hand into a CD.
 - e. Reports of committees – none
6. Appointment of inspectors of elections (for the purpose of electing Directors or officers). Marty Mager appointed inspector.
7. Election of Directors. Bill Olson and Dan Pasiak volunteered to run for reelection. S. Rentschler moved to nominate and elect both candidates. Katie Davis and Alice seconded the motion. Motion passed unanimously.

8. Unfinished business.

- a. None.

9. New business.

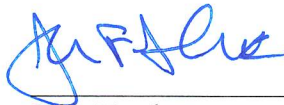
- a. Financial update. See Bill Olson's report, above.
- b. Snow contract update: We are contracting with Dan Boswell. S. Rentschler reviewed the snow contract and when they will plow. Please mark your driveways and sidewalks with snow stakes. They are not responsible for damage if nothing is marked. Try to not put stakes directly apart from each other; it makes it easier for the equipment.
- c. Discussion regarding two open detention areas/bowls by Colony Park. The Board has asked the City what improvements we can make in the retention bowls in terms of maybe play equipment or tree plantings. We have not had much response from the city as of yet. We would like to have input from the neighborhood in terms of what we do, if anything. A homeowner had questions about: how much does this open us up for liability when people come and use it? We will run this by the attorneys and insurance to figure out what the effects of developing this property may be. We are currently in the asking questions phase, but do not yet have any plans. Homeowners proposed projects: pool, woodchip path, pickleball court. There has been a path created to the river from the park, but it will continue to need more improvement.
- d. Discussion regarding fiber optic cable installation by 123Net. We have received several complaints about how they have left people's properties. We are in communication with the city. We have inquired about repairs and what time table the company is on to complete their work. They have not provided us with more information about these schedules. 123Net does have a bond with the city that ensures that they perform the work adequately before the bond is released. This includes repairing the lawns.

10. Open discussion

- a. Question #1: Do we have a D&O policy? Yes. J. Turck reviewed the insurance policies that we have, which include certain protections for theft, premises liability (as to common elements), D&O coverage, etc.
- b. Question #2: Do we know who is responsible and on what timetable streetlights should be repaired/replaced in the subdivision. Answer: they are replaced by DTE on a regular basis. Outages may be submitted to DTE or the City.

11. Adjournment. Motion to adjourn by J. Kokkales; seconded by S. Rentschler. Motion passed unanimously. Meeting adjourned at 7:46 pm.

MINUTES APPROVED AT OCTOBER 15, 2024 ANNUAL MEETING



John Turck
President, Board of Directors