

Northview Condominium Association

2024 Homeowners Annual Meeting

10/15/2024, 7:00 pm

Zoom Video Conference

Call to Order: by J. Turck at 7:01 pm

Roll Call: to determine the voting power represented at the meeting. 66 proxy cards were received, out of all eligible voting units (252), and we have (18) additional people online, for a total of 80 (no double counts) and therefore quorum is met. 76 members are required.

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.

Reading of minutes of 2023 Annual meeting (minutes are posted at

<https://salinenorthview.org/docs/>)

- **Motion to accept meeting minutes from:** Scott Rentschler, seconded by Larry Englehart.
Motion carried unanimously.

Introduction of Directors and reports of officers

- **John Turck: President**
- **Joanna Kokkales: Vice President: not present**
- **Scott Rentschler: snow captain**
- **Bill Olson: Treasurer**
- **Dan Pasiak: secretary**

Unfinished Business:

Agenda/Updates/New Business:

- **Financial update**
 - 2023 audit went smoothly. We have a draft opinion, but not a final draft. We received an “unqualified opinion”, which is what we are looking for.
 - One house not paid for this year
 - Dues last year were \$265/household
 - Spending projected to be under budget, due to low snow clearings last year
 - Some income earned though CDs.
 - We have no liabilities for the association.
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- **Snow contract update**
 - In the past we paid for up to 10 driveway clearings

- Our recent contracts have had fewer guaranteed clearings, and more optional clearings that we have not had to pay for due to fewer snow events.
- Driveways are cleared at >2 inches, sidewalks at >1 inch.
- Please let us know if you have any damage that occurs from these clearings.
- Dan Boswell is again the snow contractor this year
- Increase to \$28,569/year, which was about a \$1,000 increase from last year, which includes 5 driveway clears and 10 sidewalk clears; additional driveway clears are \$3,875, and sidewalks are \$880.
- **Election of Directors (Board Members)**
 - **Appointment of Inspector of Elections: Todd Lands**
 - 3 open seats. Running: John Turck, Rob Kempfer
 - We are able to appoint another board member if we have an opening, when someone submits a written resignation.
 - Larry Englehardt moved to close nominations. Second by Jim Arns.
 - Todd moved to vote for John and Rob; approved both unanimously.
 - Scott Rentschler's term will continue at this time.

New Business:

- **Chicken Coop regulations**
 - The city of Saline last year passed a law that people may have up to 12 hens.
 - Our lawyers have informed us that we are not able to exclude people from having chickens, as it is not in the current Bylaws.
 - We have discussed having regulations that mirror the laws for the city and also meet with the expectations of the neighborhood.
 - People are not allowed to have roosters per the city.
 - One homeowner discussed concerns with the smells from chicken coops and with attracting new nuisance animals into the neighborhood.
 - Outbuildings: to be maintained within the building envelope (which there is a map of on the website), the fence run and coop to be limited to 60 sq feet.
 - Question about neighbor veto; we don't have a determination on this yet.
 - One original homeowner reports that the builder made exceptions for some home owners as a part of their purchase agreement.
- **Assignment of Rights**
 - This past summer, the rights of the developer were assigned back to the association from the developer. The assignment is found on the website. This assures that there will not be any questions about the developer having any rights.

Open Discussion

1. **Retention Bowls:** Discussion of when the 3rd bowl was turned into a park and additional equipment was placed. There was a cooperation between Colony Estates and Northview and the city. Request for a gazebo on the top of the bowl. A question was asked about the ability to sell the bowls to the city. It was noted that it is not severable from the rest of the site condos.
2. **Building up a reserve:** to maybe reduce dues in the future to a very low amount, or to have generator power for the neighborhood, or to have more improvements made in the neighborhood. We also have a surplus so that we don't have to have special assessment if something happens.
3. **Insurance Rates:** 3 year term general policy. Directors and Officers liability policy: 1 year policy (mid September). Crime policy: 1 year policy (<\$100/year).
4. **Mailbox replacement:** all mailboxes have been replaced in the last 3-4 years.
5. **Internet service through 123Net feedback:** people report that it has worked very well for those who have switched over.
6. **Nature Trail:** through the woods in the four-acre parcel would be nice.

Adjournment: Motion to adj: Larry, seconded by Todd Lands. Motion carried unanimously.
Meeting adjourned at 8:23 pm.



John F. Turck III
President, Board of Directors
Approved at October 21, 2025
Annual Meeting