

Saline Northview Condominium Association
2025 Annual Meeting
October 21, 2025, 7:00 pm
Zoom Videoconference

Agenda

1. Call to order. J. Turck called the meeting to order at 7:04 pm.
2. Roll call. Present: Turck, J.; Olson, W.; Kempfer, R.; Nemeth, A. (late arrival); Pasiak, D. (late arrival). J. Turck indicated that we received 90 signed proxy cards, and had 15 homeowners present at the meeting, for a total of 105 present for purposes of meeting quorum (homeowners who submitted a proxy and attended the meeting were only counted once). This exceeded our quorum requirement of 30% (252 x 30% = 76).
3. Proof of notice of meeting or waiver of notice. J. Turck and W. Olson showed unopened annual meeting envelopes, and J. Turck indicated the annual meeting mailers were sent to all homes in SNCA.
4. Reading of minutes of 2024 annual meeting (minutes are posted at <https://salinenorthview.org/docs/>). J. Turck moved to approve the minutes. Motion seconded by M. Toaz and R. Kempfer. The motion passed unanimously.
5. Introduction of Directors and reports of officers
 - a. President's report. No report from J. Turck.
 - b. Vice-President's report. No report from R. Kempfer. "Cider is good."
 - c. Secretary's report. No report from D. Pasiak.
 - d. Treasurer's report. Report will be given during the financial update in New Business portion of the agenda.
 - e. Reports of committees – none.
6. Appointment of inspectors of elections (for the purpose of electing Directors or officers). J. Turck nominated and moved to appoint Todd Lands as inspector of elections. Motion passed unanimously.
7. Election of Directors (two open seats [W. Olson's and D. Pasiak's seats]; two-year term each). W. Olson's and D. Pasiak's Board seats are up for election. Both agreed to volunteer to run again; no one else volunteered to run for either open seat. T. Lands moved to elect W. Olson and D. Pasiak to a two-year term. Motion passed unanimously.
8. Unfinished business
 - a. None.

9. New business

- a. Financial update. We are in a solid financial position. Audit of 2024 was clear and unqualified, which is what is expected and ordinary. Full audit may be requested by homeowners by contacting the Board.

Common site maintenance is projected to be under budget by approx. \$9,500 because no additional driveway and sidewalk clears were needed, and the 2025 budget included monies for additional clearings. The snow contract is structured so that a fixed annual amount is paid, and additional clearings are paid for if needed. Spending in other categories was mostly in line with the budget, leading to total projected savings of approximately \$11,000. Budgeted revenue (assessments, late fees, and status letter fees) is projected to be over budget by approximately \$1,500. The total projected budget surplus is approximately \$12,500.

Cash on hand at the end of the year is projected to be approximately \$31,300, and the Association's CD is projected to be approximately \$75,000. The total of cash and investments at the end of the year is projected to be approximately \$109,000 before any early collection of 2026 assessments in December. The Association has a small amount of uncollected assessments of \$680 and no liabilities (unpaid expenses).

A 2025 spending graph was presented showing relative spending, noting that common site maintenance (landscaping and snow removal) accounts for 80% of total association spending. Insurance (9%), professional fees (8%), and all other (3%).

Lastly, a draft 2026 budget was presented showing a projected deficit of approximately \$4,000. This is a draft version of the budget for illustration purposes and is not final, as the new Board must set and approve the budget. W. Olson probably will recommend keeping 2026 annual dues at the same amount (\$265) they were for 2025.

- b. Snow contract update. A. Nemeth reports that our 2025-2026 winter snow contract will cost a base amount of \$28,450, payable in four monthly installments, and will include five (5) driveway clears and ten (10) sidewalk clears. We also have the option to add salting of the Ann Arbor/Woodland entrance sidewalks at a cost of \$140/ea.
- c. Fiber optic line installation issues. J Turck asked homeowners to let us know if fiber optic installation creates problems that are not fixed by the contractors.
- d. Colony Park trees. DTE planted several trees in and along Colony Park this past summer or fall. Thanks to DTE for the contribution.

- e. Landscaping at Ann Arbor/Woodland entrance. J. Turck asked for volunteers to help maintain the entrance area by the sign. Otherwise we will hire the work done; we have a few bids and will make a decision in spring 2026.
10. Open discussion. Todd Lands offered a bunch of free radon test kits to homeowners, noting that even if you have tested your home in the past, radon levels can change, and it's a good thing to do periodically to be sure your home is safe. Jim Arns reminded homeowners that door-to-door salesmen are required to register with the City in order, so feel free to call the City and ask or complain about anyone going door-to-door who makes you uncomfortable.
 11. Adjournment. Todd Lands moved to adjourn the meeting. Motion seconded by R. Kempfer. Motion passed unanimously.

DRAFT