

Northwood Park Improvement Association #2
2015 Annual Meeting Agenda

In attendance

The Board: Steve, Lynda, Heath
Sachin from 2969 Postwood Dr

1. Welcome to the Northwood Park Improvement Association No 2 Annual meeting
Tuesday April 14, 2015

2. Introductions

- a. President: Steve Epp, Treasurer: Linda Byers, Secretary: Heath Fields
- b. If you want to run for the Board check our website for details on self-nomination.

3. Make sure you turn in you ballot.

- 1. Votes for Steve Epp: 22
- 2. Votes for Lynda Byers: 19
- 3. Votes for Heath Fields: 17

4. NPIA #2 Home Sales

2014 – 3 homes sold - \$2,203 collected in fees
2013 – 4 homes sold - \$1,010 collected in fees
2012 – 3 homes sold - \$2,854 collected in fees
2011 – 8 homes sold - \$5,970 collected in fees
2010 – 8 homes sold - \$5,002 collected in fees
2009 – 12 homes sold - \$9,307 collected in fees
2008 – 7 homes sold - \$5,350 collected in fees
2007 – 7 homes sold - \$2,120 collected in fees
2006 – 6 homes sold - \$2,205 collected in fees
2005 – 17 homes sold - \$10,653 collected in fees

5. NPIA #2 Balance Sheet

Total Assets 12/31/14	\$344.
Total Assets 12/31/13	\$1,901.
Total Assets 12/31/12	\$7,412.
Total Assets 12/31/11	\$9,478.
Total Assets 12/31/10	\$10,435.
Total Assets 12/31/09	\$11,534.

A larger reserve is needed to handle an unexpected expense.

6. NPIA #2 Profit & Loss

2014	-\$1557	
2013	-\$5,004	
2012	-\$1,868	
2011	-\$957	
2010	-\$1,012	(Virginia Graeme Baker improvements)
2009	-\$4650	(new roof, patio structure)
2008	+\$343	
2007	-\$4,126	(New pool heaters)
2006	-\$3,076	
2005	-\$4,218	
2004	-\$8,000	
2003	-\$16,000	

7. NPJA #2 Membership

2014	– 18 outside, 29 inside, 47 total
2013	– 18 outside, 32 inside, 50 total
2012	– 21 outside, 33 inside, 54 total
2011	– 26 outside, 27 inside, 53 total
2010	– 29 outside, 14 inside, 43 total
2009	– 37 outside, 22 inside, 59 total
2008	– 37 outside, 25 inside, 62 total
2007	– 57 outside, 21 inside, 78 total
2006	– 55 outside, 25 inside, 80 total

8. NPJA #2 Dues collections

- a. \$106,842 in past dues still owed, 70 homeowners
- b. Too many new homeowners are not current. How do we improve this?
- c. Aggressive collections planned for 2014
- d. I could use help with this.
- e. Increase the annual assessment to \$200.00? (extra \$10,000)
- f. Fill a CC&R showing the increase assessment.

9. NPJA Improvements

Accomplished 2014 – one pool heater rebuilt
Accomplished 2012 - Diving board stand rebuilt,
Accomplished 2012 - Pump and motor rebuilt (doubled water flow to 300 gallons per minute) for improved water quality.
Needed – Complex needs to be painted (approximately \$3,000)
Needed – Resurface Pool (approximately \$20,000)
Needed – purchase pool sweep (approximately \$3,000)

10. Form committee to work on collections

1. Action: Steve Epp will contact “the attorney”

11. Long time volunteer John Dudley passed away.

12. Q&A

Should we close are membership to only internal homes only?

How do we stop non-members from entering the facility?

Sachen

When I lived in New Jersey, we had an annual wristband, two per family, and someone had to be wearing the wristband in order to access the pool.

How can we increase collections?