

Northwood Park Improvement Association #2
2016 Annual Meeting
Tuesday, April 12, 2016, 7:30pm

Minutes (taken by Heath Fields)

Attendees

Steve Epp, President
Linda Byers, Treasurer
Heath Fields, Secretary (incumbent)
Bharath Shetty, Secretary-elect

Agenda

1. Welcome to the Northwood Park Improvement Association No 2 Annual meeting
Tuesday April 12, 2016, 7:30pm
2. Introductions
 - a. President: Steve Epp, Treasurer: Linda Byers, Secretary: Heath Fields,
Board candidate: Bharath Shetty
 - b. If you want to run for the Board check our website for details on self-nomination.
3. Make sure you turn in your ballot.
 - a. Need volunteer to count out ballots with Steve
4. NPPIA #2 Home Sales
 - a. When the sale is actually a bank repossession, we may not be notified via
MLS and we lose all right to collect back dues.
2015 – 4 homes sold - \$2,273 collected in fees
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. NPPIA #2 Balance Sheet
 - Total Assets 12/31/15 - \$267
 - 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 & Lost

2015	-\$ 77	Remodeled men's bathroom
2014	-\$1557	rebuilt heater
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. NPIA #2 Membership

2015 – 22 outside, 24 inside, 46 total
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

May be a need for lifeguards with outside membership

8. NPIA #2 Dues collections (there are 200 homes in the association)

- \$87,770 in past dues still owed, 67 homeowners owe more than \$150
- Too many new homeowners are not current. How do we improve this?
- Aggressive collections planed for 2016
help needed for collections
- I could use help with this.
- Should we increase the annual assessment to \$200.00? (extra \$10,000)
- Should we increase the outside membership price?
- Should we increase what we charge renter is our association?
- File a CC&R showing the increase assessment.

9. NPIA Improvements

- Accomplished 2015 – remodeled men’s bathroom
- 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

11. Topics

Should we close are membership to only internal homes only?

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

How can we increase collections?

Should we increase the annual assessment to \$200.00? (Extra \$10,000)

Should we increase the outside membership price?

Should we increase what we charge renter is our association?

Addendum: Ballots counted by Linda Byers and Steve Epp on Tuesday April 26. Here are the results.

Steve Epp	42 votes
Bharath Shetty	22 votes
Linda Byers	20 votes
Heath Fields	18 votes