

**Northwood Lake Condo Association
Fall Association Meeting
November 14, 2022**

Our Fall Association meeting was held at the Rawson Memorial Library on Monday, November 14, 2022, at 6:00 PM. There was a total of 44 attending, representing 36 Co-Owners. All Board members were present.

Our President, Rod Whelan, opened the meeting at 6:00 PM.

Rinda Smith, Secretary, read the minutes from our May 5, 2022 Spring Association meeting. It was moved and seconded that we accept the Minutes. **MOTION CARRIED**

Linda Miller, Treasurer, reported our funds as follows:

Checking	\$ 18,185.00
CD	49,587.00
Savings	49,007.00
Investment	190,003.00
Total Assets	\$306,782.00

Rod shared some complaints about our leaves and agreed those complaints are justified. We expected pride in ownership from our new lawn maintenance team but he may be fallen down short a bit on the leaf collection. Tom will get all the leaves out to street so city can collect them soon.

There have been rumors about HOA fees going up. This is not true. Rod suggested that whomever is starting these rumors should please stop! The projected front landscaping has been in our budget for some time and will not cause our dues to go up.

New members were recognized.

Dave Block reported from our Maintenance Team – He began the season with 132 work orders. Since then, we have closed 115 and have 17 pending. He is trying, with the exceptional help of Kevin Kivel and the maintenance committee, to fix as much as possible. We are dealing with a shortage of supplies, a small work force, and higher costs.

Rod addressed gutters – This subject was not on our Opinion Survey recently reviewed, but it showed up a lot. Aaron from Kevin’s Eaves is working well for us. Kevin and Jay have cleaned 30 so far.

Rob Baker, our Board Director, has agreed to head a Landscaping Committee for refurbishment of front beds. If you would like to volunteer, see him.

Elections Committee – At our next Spring Association meeting we will need to elect two Board members. Rob Baker and Linda Miller’s position are up for election. Karen Simpson has agreed to Chair this committee to run an election in the Spring. She will be assisted by Cheri Hurd, Larry Sabotta and Kevin Kivel.

Meeting was opened to questions:

Q – Are there restrictions as to what we can put in our front yard? Solar lights?

A – No, if placed on the stones.

Q– Do we have a budget?

A– Yes, one will be mailed following this meeting.

Q – Do we still have to clear off our patio by November 1?

A – Yes, some items are allowed if covered.

Q – Salt buckets?

– Monday after Thanksgiving we are to put out our pail, with lid, for refilling.

Q – When will shrubs be put in?

A – Next spring

Q – Bob Butucel reminded Board we had a contract 8 years ago with Esch to replace some shrubs, but we ran out of money and didn't complete that project. This should be addressed before we move forward.

A – We will research this subject. We spoke with Esch and they stated that a contract that old would not be in force and would need to be completely renegotiated.

It was reported by Kevin Kivel that the house washing will be completed next spring.

Rod introduced Steffin Bader, Manager from Esch Landscaping in Pigeon. Steffin gave us a presentation on upgrading our aging landscape. Before he gave us a video presentation, he apologized for the longer than expected time he was in our condo area this past summer completing the berm project. It was a very hard year for them. He is thankful for our patience and very grateful for our business.

A drawing for five prizes was held. Each prize was a local gift certificate, a lotto ticket, candy and our Condo Mug. Coffee and donuts were provided for all this evening. Reservations for our Christmas/New Year Party, to be held Saturday, January 7, 2023, were taken tonight.

The meeting was adjourned at 7:40 PM.

Respectfully submitted,
Rinda Smith, NLCA Secretary