

Northwest Vistas
Annual Board Meeting
December 19, 2018 at 9:00 A.M.
Agenda & Talking Points

1) 2018 YTD Financial Report

- a) Income - We have collected \$31,945.10 against a budget of \$31,275.00. This is \$670.10 above budget.
- b) Expenses- Expenses paid \$26,577.56 are above the budget of \$16,337.00 by \$10,240.56.
- c) Account Balances – The Operating account has \$9785.69

I was authorized to pay back Morningside Heights 5th/Brigadoon for half of the fertilization for the main roads and walking path Landscape maintenance.

2) 2019 Budget Review

- a) Income is projected to be \$18952.64 in fiscal year 2018.
- b) Expenses for the year are projected to be \$15,325.75.
- c) Net income for the year is budgeted to be \$4,339.73.

Due to the addition of Master Park Dues and the more equal split of the landscaping of the main roads and path the dues were increased by \$70 and the Budget changed to match and approved. I will send out a notice to the homeowners of the increase and let them know we will bill just a little late so that they can adjust their payments. Billing will be January 15th and late date will be March 1st.

3) Northwest Vistas Outstanding Issues

- a) Still waiting on one homeowner to sign the Easement, may need to contact new owner and get easement revised and signed by them.

I will send Casey the new owners information so that the document can be resigned by Rich and sent back out to the new owner.

- b) Approved Delinquency Thresholds revised and document signed.

This was signed and I will send it out with the late billing to the homeowners.

- c) Northwest Vista's into the Master Park Association?

This has been approved to start as of January 1st 2019. I will notify the Master Park Board and request billing.

- d) How many lots left for sale? Are we looking at transitioning in 2019?

There is still one larger lot that will need to be short platted and this will most likely keep the HOA Developer controlled to the end of 2019.