



North Pointe News

NORTH POINTE REBUILD



NPHOA
P.O. Box 193
Goodlettsville, TN
37070-0193

Board Members:

Acting President:
Jim Bruce
1012 Ridge Trail
948-2367

Vice-President:
Open Position

Secretary/Treasurer:
Jan Loman
1007 Mansker Drive
851-2865

Board Members:
Open Position
Open Position
Open Position

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The meeting of the NPHOA Homeowners Assn. was held on July 31, 2013 at the Millersville Community Center at 6:30pm. Jim Bruce, as Acting President, and Jan Loman, as Secretary/Treasurer, presided.

Mayor Tim Lassiter attended the meeting, and approximately 23 homeowners were in attendance.

Before the meeting agenda was started, one homeowner asked if she could address an issue, so we opened the floor for discussion. She asked if the books of the Association have ever been audited and what it would take for the books to be audited. Jan Loman said the books have not been professionally audited, and to do that would take hiring a professional accountant at the potential cost of about \$600 or so. The homeowner asked if we had the money to hire a professional to do this, and was told that at this time, we did not have the available funds. The meeting then was directed to the agenda.

Jan Loman reported that the balance in the checkbook to date was \$1,873.77 and that the bills for the 2013 dues had gone out, so that the bank account would be replenished. The Homeowners then started discussion of what bills the Association pays with the money received by all the Homeowners. Jan Loman and Jim Bruce reported that regular monthly bills included:

- * \$585 a month for lawn care of common ground (Wade's Lawn Service) of which they have not raised their monthly fee for many years)
- * Electric (lights at the entrance to our community)
- * Water (irrigation at the entrance to our community)
- * Insurance (required property insurance and board insurance)
- * Taxes (annual property taxes for

property owned by the Association)

- * Incidental repairs (common fence, playground, etc.), maintenance, and assistance with vacant properties

The discussion then was directed to issues relating to the playground and the continual repairs due to vandalism and misuse. After lengthy open discussion by the homeowners, the consensus was that we should get rid of the playground. It was decided that when the next written notification was mailed to all homeowners, we would ask for a vote as to everyone's preference – whether we repair the existing playground or get rid of the playground all together. When we compile the responses from those homeowners that do respond, we will decide what direction we should take regarding the future of the playground.

The next discussion related to the open positions on the Board. A few bids have been received from property management companies, and the cost of hiring a property management company, instead of being self-managed, was discussed, as it would have an effect on how much our annual dues would have to be to be able to afford a property management company. It was also noted that even if we did have a property management company, a Board must be in place.

Jan Loman read the job descriptions of what the Board Members' responsibilities are from the Governing Documents, and then the floor was open to extensive discussion in an effort to get homeowners to show their interest in being on the Board. Shelia Perry, the former President of NPHOA, offered her input as to how important it is to be involved and how much benefit would be derived from volunteering on the Board.

It was discussed about how each homeowner should reach out to their neighbors to watch out for each other, and how each homeowner should place an importance on the care of their own property.

The floor was then open to find out, from those in attendance at this meeting, who would be interested in being on the Board. Anyone interested must be in good standing (dues paid current). All Board Members must still pay dues — Board Membership is voluntary, there is no compensation. Jan Loman mentioned that she needs to step down as Secretary, but would stay on the Board during the transition to a new team. The result so far from the request for interested volunteers was as follows:

- * Eric Hayden (3133 Creekview) is interested in being Secretary and Director
- * Bruce Amato (2009 Valley) is interested in being a Director
- * Kecia Hurt (2006 Valley) is interested in being a Director
- * Jill Jones (1018 Ridge Trail) is interested in being Secretary

Jan Loman mentioned that Pamela Jenkins (1018 Lassiter) who was unable to attend the meeting because she was sick, is interested in being on the Board. After the meeting, Naomi Steffanson (1004 Mansker), who was in attendance at this meeting, expressed her interest in being on the Board.

Mayor Tim Lassiter, throughout the meeting, was highly impressed with the attendance at the meeting and invited everyone to please show this same interest by coming to City meetings. Jan Loman mentioned that the Board works closely with the City regarding many issues, one of which is trash pickup. One of the homeowners brought to everyone's attention the fact that the City will be outsourcing trash pickup. Mayor Lassiter mentioned that it will not affect the cost to the homeowners and the service will continue with no interruption.

As the meeting was coming to an end, Jan Loman mentioned that she would be sending out a letter notifying everyone about the next meeting to be held for actual election of officers. The next meeting will be in approximately 30 days, and everyone will get timely notice of the meeting. It was brought up that to hold meetings at the Millersville Community Center the Association would have to pay for the use of the room. A homeowner mentioned the possibility of holding the meeting at the Goodlettsville Public Library which probably could be done without having to pay for it. Mayor Lassiter mentioned he might be able to get us the room at the Millersville Community Center for free.

The meeting was then adjourned at 8:30 pm.

Jan Loman

After reading this—if you are interested in being considered for the Board, please provide Jan Loman with a brief bio to be read at the meeting/election. You must be in attendance at the meeting and you must be in good standing (dues paid with no violations). (jgloman@comcast.net).

ANNUAL DUES AND FINANCIAL RESPONSIBILITIES

Once again for 2013, our annual dues are \$115. While the cost of everything else in our lives has gone up, we have been able to keep the costs of our Association low due to good money management.

Non-payment of dues, for any reason at all, is not acceptable. Liens have been filed with the County and will continue to be filed against any property owner in violation. If a lien is necessary and/or filed, you will be responsible for not only the unpaid dues, but also additional attorney fees, collection fees, court costs, etc.

We have had discussions about hiring a property management company and have gotten some bids. Not to our surprise, the monthly cost of hiring a property management company would fall right back into each of our pockets, and would require our dues to be increased drastically. Yes, there are benefits to working with a property management company. However, it would be financially better if each one of us would respect the rules that are already in place.

We are continuing to hold each and every homeowner accountable to the rules of our Association.

Regarding future discussion on our financial responsibilities, one thing regarding the finances of our community that will be addressed immediately, is the creation of a reserve account. More information will be forthcoming.

BOARD MEMBER JOB DESCRIPTIONS

Article 7.06 President: The president shall be the chief executive officer of the corporation; he shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the affairs of the corporation, shall see that all orders and resolutions of the Board are carried into effect, and shall perform such other duties as the Board of Directors shall prescribe.

Article 7.07. Secretary. The secretary shall attend all sessions of the Board of Directors and all meetings of the Members and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for any committees when required. He shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors,

and shall perform such other duties as may be prescribed by the Board of Directors or president, under whose supervision he shall be.

Article 7.08. Treasurer. The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements of the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the president and Directors, at the regular meetings of the Board, or whenever they may require it, an account of all his

transactions as treasurer and of the financial condition of the corporation, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he shall give the corporation a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of his office and for the restoration to the corporation, in case of his death, resignation, retirement, or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation. *Please note—to be the Treasurer, a background check will be performed for insurance purposes and protection.*

HOA REMINDERS

1. After every Tuesday trash pickup by the City of Millersville — each homeowner must remove the trash receptacle from the front of the home to a place that is not visible from the street.

2. Article III, Section 12 — No signs of any kind, such as advertisements (other than for sale signs), are permitted to be displayed on your property. The Association has the right to remove any such signs.

3. Article III, Section 14—No trailers, boats, or inoperative automobiles shall be parked or stored in public view. Storage of such items must be in the garage and/or out of public view. Automobiles that are not being used may not be covered with a tarp or a cover and left in public view — they must be put in the garage.

4. Article III, Section 20 — Each homeowner is responsible for the ongoing and timely maintenance of their homes — to include the mowing and upkeep of every front and back yard. Maintenance also includes the upkeep of any and all exterior parts of the home. All trash, building material, and anything that does not belong must be timely removed.

P&L by Year

Category Description	1/10- 12/10	1/11- 12/11	1/12- 12/12	1/13- 8/13
INCOME				
NPHOA Income:				
Activity Fund	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	0.00
Association Dues-1998	0.00	0.00	0.00	0.00
Association Dues-1999	0.00	0.00	0.00	0.00
Association Dues-2000	0.00	0.00	0.00	0.00
Association Dues-2001	0.00	0.00	0.00	0.00
Association Dues-2002	0.00	0.00	102.50	0.00
Association Dues-2003	0.00	0.00	99.00	0.00
Association Dues-2004	0.00	0.00	179.00	0.00
Association Dues-2005	107.00	0.00	99.00	0.00
Association Dues-2006	312.00	45.00	351.00	0.00
Association Dues-2007	319.00	0.00	672.00	0.00
Association Dues-2008	572.00	50.00	698.00	125.00
Association Dues-2009	1,895.30	482.00	1,105.00	108.00
Association Dues-2010	10,463.66	2,022.00	1,207.00	249.36
Association Dues-2011	0.00	10,161.76	2,906.51	640.13
Association Dues-2012	0.00	0.00	11,583.02	985.48
Association Dues-2013	0.00	0.00	230.00	2,065.68
Late Fee-1999	0.00	0.00	0.00	0.00
Late Fee-2000	0.00	0.00	0.00	0.00
Late Fee-2001	0.00	0.00	0.00	0.00
Late Fee-2002	0.00	0.00	0.00	0.00
Late Fee-2003	0.00	0.00	11.00	0.00
Late Fee-2004	0.00	0.00	10.00	0.00
Late Fee-2005	20.00	0.00	10.00	0.00
Late Fee-2006	29.09	0.00	27.00	0.00
Late Fee-2007	40.00	0.00	40.00	0.00
Late Fee-2008	60.00	0.00	50.00	10.00
Late Fee-2009	132.00	40.00	80.00	10.00
Late Fee-2010	92.00	156.00	100.00	20.00
Late Fee-2011	0.00	102.00	217.00	52.00
Late Fee-2012	0.00	0.00	82.00	40.00
Late Fee-2013	0.00	0.00	0.00	3.00
Other Inc	0.00	0.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00	0.00
Transfer Fee 2011	0.00	358.00	115.00	0.00
Transfer Fee 2012	0.00	0.00	2,940.31	230.00
Transfer Fee 2013	0.00	0.00	0.00	805.00
TOTAL NPHOA Income	14,042.05	13,416.76	22,914.34	5,343.65
Other Inc	0.00	0.00	0.00	0.00
TOTAL INCOME	14,042.05	13,416.76	22,914.34	5,343.65
EXPENSES				
Ads	0.00	0.00	0.00	0.00
Bank Chrg	2.00	151.26	60.00	30.00
Charity:				
Cash Contrib.	0.00	0.00	0.00	0.00
Charity-Other	0.00	0.00	0.00	0.00
TOTAL Charity	0.00	0.00	0.00	0.00
Entertain	0.00	0.00	0.00	0.00
Fence Repair & Replacement	835.69	0.00	0.00	0.00
Income Tax Prep	0.00	0.00	0.00	0.00
Insurance	2,674.00	2,967.00	2,976.00	1,930.00
L&P Fees	0.00	20.00	1,233.90	80.00
Landscaping	0.00	0.00	170.42	0.00
Lawn Maint.	6,435.00	6,435.00	8,190.00	3,510.00
Maintenance & Improvement	4,247.63	993.00	1,212.00	0.00
Misc	20.00	0.00	0.00	0.00
Office	0.00	0.00	0.00	0.00
Office Expense	461.64	160.68	246.00	88.00
Repairs&Improve	220.00	1,645.00	660.00	540.00
Social Activity	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	49.15	0.00
Tax:				
Corporate Tax	0.00	0.00	0.00	0.00
Fed	0.00	0.00	0.00	0.00
Prop	1,468.00	410.22	3,026.40	0.00
TOTAL Tax	1,468.00	410.22	3,026.40	0.00
Tax Prop	0.00	0.00	1,373.56	0.00
Theft	0.00	0.00	0.00	0.00
Utilities:				
Gas & Electric	681.61	797.27	795.77	354.54
Water	78.82	97.58	109.14	47.27
TOTAL Utilities	760.43	894.85	904.91	401.81
Uncategorized Expenses	0.00	0.00	0.00	0.00
TOTAL EXPENSES	17,124.39	13,677.01	20,102.34	6,579.81
TOTAL INCOME - EXPENSES	-3,082.34	-260.25	2,812.00	-1,236.16

NEXT MEETING

NORTH POINTE
HOMEOWNERS ASSN.

Millersville Community Center

Tuesday, September 24, 2013

6:30 pm—8:30 pm

P.O. Box 193
Goodlettsville, TN 37070-0193

Jan Loman, Secretary/Treasurer
Phone: (615) 851-2865
Email: jgloman@comcast.net

FINANCIAL RELATED NOTES (FROM PG. 3)

Income:

1. Each year dues are continually collected to satisfy previous years dues.
2. Transfer fees—are charged every time a home is sold.

Expenses:

- Bank charges — monthly activity fees and/or check printing
- Insurance - Commercial and D&O policies
- L&P Fees - collection fees, legal fees
- Maintenance & Improvements/Repairs & Improvements - Playground repairs, fencing repairs, painting supplies, tree trimming, electrical and lights repairs, irrigation repairs and winterization, mailbox replacements, annual flowers
- Office Expenses - postage, copies, P.O. Box expenses, computer supplies

PLAYGROUND SURVEY

Pursuant to discussion about vandalism at the playground and the needed repairs, we would like to have your thoughts. The playground is an important selling point to our entrance and our community - it catches the attention of families that are looking to buy in our neighborhood. However, it must be continually maintained and your money is used to do the repairs and upkeep. We need to have the combined effort of all our homeowners to respect what could be a beautiful playground. Please give us your thoughts by filling out this survey and send it to our P.O. Box. The Board will gather all the input and then decide what to do next.

- _____ Our family does use the Playground
- _____ Our family does not use the Playground
- _____ Remove the Playground all together
 - _____ Keep the Playground

Suggestions _____

Name, Address and Phone Number: _____

