North Lakes Home Owners Association

Annual Meeting

October 21, 2021

North Lakes 2021 HOA Agenda

Welcome to our Annual Meeting Introductions –
Board, Committee Chairs & Members

- Secretary Minutes from September meeting (2020 minutes read in November)
- Treasurer Report- September / October 2021 Review
- North Lakes 2021 Project Overview / Accomplishments 2016-2021
- Introductions Nominate & Vote 2022 (Board Members)
- 2022 North Lakes Budget Review, Vote & Continued HOA Constraints
- Committee Chair Reports 2021 -
  - Wall Committee – Paul - Wall Status, Needs for 2022
  - Pool Committee – Mike Otto – Season in General – Overview. Proposed 2022 Season Dates
  - Landscape Committee – Hans – Overview- New Landscape Company- for 2022
  - Social Committee – Woody or Maria – 2021 Activities - 2022 Initiatives
  - Welcome Committee- Karen – New North Lake Members in 2021 - 2022 Initiatives
  - Garden Committee- Carla – All the work completed in planters and pool - 2022 Initiatives
  - Lake Committee- Jim – Review 2021, - 2022 Initiatives
  - Architectural Committee – Woody – 2021 Request Summarize the projects
  - Safety – Brian – 2021 Neighborhood Zones - - 2022 Initiatives
  - HOA By-Law Committee- Ken – Review 2021 New By-Laws- Restrictions etc.- Discussion - Vote

NORTH LAKES

North Lakes 2021 HOA Agenda

Continued

2022 Priorities and Beyond – Projects Top Recommendations from North Lake Members that we should look at.

NLHOA Open Discussion New Items
- NL Residents Input what you want to see, what's on your mind

Adjourn

Board Introduction

- Paul Van Camp – President, 5 Years
- John Rolf - Vice President, 2 Years
- Jim Menown – Treasurer, 5 Years
- Rick Gossett – Secretary, 2 Years
- At Large- Hans Nissen – At Large - Year 3 of 3 Year Term
- Mary Jane Perkins – 5 Years Notes & Distribution

- **Committee Chairs**
  - Pool – Mike Otto
  - Garden- Carla Atwood
  - Lake – Jim Pratt
  - Landscape – Hans Nissan
  - By-Laws/Amendments/Restrictions – Ken Myers
  - Social – Woody & Maria Acosta
  - Welcome – Karen Troutman
  - Architectural – Woody Acosta
  - Wall – Paul Van Camp
  - Security- Brian Blake

Committee Chairs Open in 2022 – Pool, Architectural

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Minutes from September 2021 Board Meeting

NL\Minutes\September 2021 Minutes.pdf

Treasurer Report October 2021

North Lakes Balance Sheet Report 9/30/21

#225 NORTH LAKE HOMES ASSOCIATION
Balance Sheet
September 30, 2021

ASSETS			
Cash in Bank--CCB		$ 150,099.96	
Cash in Bank (Dredging)--Crossfirst Bank		$ 1,507.11	
Cash - Edward Jones			
Deposit in Transit		150.00	
Certificate of Deposit -- Edward Jones			
Accounts Receivable	(824.34)		
Less Bad Debt Reserve	(4,944.000)	(5,768.34)	
Accounts Receivable - Bkrptcy 110100		1,834.62	
Deposits with HAKC		5,000.00	
TOTAL ASSETS			**$ 152,823.35**
LIABILITIES			
Insurance Payable			
Accounts Payable--HAKC		$ 24,285.02	
TOTAL LIABILITIES			24,285.02
RESERVES			
Homeowners Reserves		158,009.88	
Current Year Excess of Revenues Over Expenses		(29,471.55)	
Total Members Equity			128,538.33
TOTAL LIABILITIES & MEMBERS EQUITY			**$ 152,823.35**

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North Lakes Balance Sheet Report

Projected EOY 2021

ASSETS						
	Cash in Bank--CCB				$ 19,254.00	
	Cash in Bank (Project Fund)--Crossfirst Bank				$ 51,507.000	
	Deposits with HAKC				5,000.00	
		TOTAL ASSETS				**$ 75,761.00**
LIABILITIES						
	Accounts Payable--HAKC				$ 5,227.00	
		TOTAL LIABILITIES				**$5,227.00**
Net						**$70,534.00**
Note: Assumes Dredge Field and North Ravine Project 100% Complete and Paid						

North Lakes Delinquency Report

a/o 10/14/2021

Customer	Name
100662	Mark Bossert 7814 N Dalton Court Kansas City, MO 64151
104600	Christopher & Lorinda Harlan 6109 NW 77th Street Kansas City, MO 64151
105400	Sandra Naghshineh 6201 NW 77th Street Kansas City, MO 64151
106655	Chris & Jennifer Stroud 6308 NW 78th Place Kansas City, MO 64151
108100	Andrew & Tricia Hargis 6212 NW 78th Street Kansas City, MO 64151
109800	North American Mission Board of the Southern Baptist 6106 NW 78th Terrace Kansas City, MO 64151

6 Accounts
= $1,535.00

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North Lakes 2021 Dredge Project:

Large Lake Dredge Stats:

- ✓ Three Year Effort
- ✓ 4000 cu-yds removed (10,000 cu-yds remain)
- ✓ Utilized Five Contractors
- ✓ Involved Two Municipalities
- ✓ Total Cost $222,383
- ✓ Meetings – well over 50

Item	Totals
Surveying	$2,900
Engineering	$5,359
Permits	$2,124
Land Prep Trees	$3,800
Lake Surveys	$5,400
Legal	$1,143
Land Prep Excav	$10,191
Silt Control Fencing	$1,175
Dredge Cost	$149,724
Fountain replacement	$17,069
Land Reclaim/Repair	$23,673
Total Expense	$222,383

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North Lakes 2021 Other (Additional) Project Costs:

Updating By-laws & Restrictions	$ 2,000.00
Spillway	$ 15,140.00
Check Dam	$ 1,717.00
Pool Parking Lot	$ 2,600.00
*North Ravine	$ 25-50K

* Getting quotes

North Lakes Future Project List:
(Non-Funded)

- Privacy Wall Improvements
- Stream Wall Repair – (Near Brennon Property)
- Security Initiatives
- Entrance Signs
- Small Lake Fountain Replacement
- Pool Meeting Pavilion
- Large Lake Clean Out Along Dam
- Pool Storage Room

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2021 North Lakes Overview Financials, Inflation Constraints

North Lakes Financials for 2022

- North Lakes = Only 155 Homes @ $115/quarter, No need to change or increase assessments at this time.
- Inflation normally 1.4 – 1.6% 2021-2022 Estimated at 10.5%- Electricity, Internet, Water all up
- Pool Expense: Private Pool Management, Pool Manager & Potential 2022 Equipment Upgrades
- Privacy Wall: 36 years old (old section) maintenance as needed
- Two Lakes and Two Fountains
- Two Entrance Islands and Signs- Signs For 2022 Board
- Considerable Common Area To Maintain (Mowing, Trees, Watering)
- Continual Storm Water Erosion Issues

Challenge: Few Homes and Lots of Maintenance

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2021 North Lake Overview Accomplishments

2021 North Lakes HOA Accomplishments

Here are some highlights we've done in 2021 even with COVID…

Monthly Board Meetings – Web and In-Person

- Managing Budget and All HOA infrastructure
- Dredge Field - Restoration
- Spill way- New
- Safety - Web/Phone based since March 2021- August due to pandemic

Pool Opened all Season with Social Distancing & 2-new pergolas

New Pool Sealing and Parking Sealing & New lines Completed

Social Events at Pool – Sanchos Streetside Food Truck, Spring Clean-up Lunch – Lots of Covid restrictions

Spring Clean-up of Lake, HOA Property, New Grass Seed, etc.

Lake Signage/ Paint Pergolas- re-done courtesy of Brad Gossett

Wall Inspection OCI completed – Rick & Alex

North Lake Garage Sales- Spring

We've been SAFE & BUSY!

2017 - 2021 Projects - Status

2021 Projects - Accomplishments

- **Dredge Field Restoration – 75% Complete – Level out, Check Dams Grass (Prairie, Blue, Pasture)**
- **Spill way – 100% Complete- New Montclair street spill way**
- **Culvert – Not Started- finalizing bids- Erosion & Silt**

Last 5 Years 2017-21 Projects – 90 % of Infrastructure is repaired & done!

- **2017 - Rebuilt Pool – All new pool surface & mechanical – 2021 Electrical, Pergolas, Caulk removed/Replaced, Privacy Fence, Floors Repainted Sand Paint & Plumbing**
- **2018 - Pool Parking Lot Asphalt – Annual Seal & Parking Stripes -2021 redone**
- **2018 - Resurface Wall, Seal & Paint- 2022 Project- Sealing / Block work**
- **2019 - Dredge Project Preparation, Island entrance rebuilt, Wall Paint/caulk seal**
- **2020 - Dredge Project – 4,000 CY of silt (seen earlier Treasurer Report)**
- **2021 – New Spill-way, Geo-Tube Field Restore, Culvert, Big Lake Fountain & By-Laws/Restrictions (3 years in the making) toughest project to date**

- **Plus all the Clean-up days that volunteers like you have helped throughout the years.**

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Board Nominations & Election of Officers

Board Nominations & Election of Officers

First Order of Business is to except Nominations for the Board of Directors. So do I here any nominations. If you want to text your vote do so at 913-702-7182. We will pause a moment to hear from the HOA Members.

Introductions:

Other Nominations and for what position.

Nominate-President
Todd Rawson – Vice President
Derek Fulmer -Treasurer
Nominate- Secretary
Nominate - At Large 3- Year Term

All Nominations In- Vote for Election of Officers

NORTH LAKES

2021 Budget Review & Vote

2022 North Lakes Proposed Budget

North Lakes Homes Association Proposed Budget

	2022			
		2021 Budget	2021 *Projected Actuals	2022 Proposed Budget
REVENUE:				
	Base Assessment	$71,239.53	$71,234.73	$71,235.00
	Special Assessment	$0.00	$0.00	$0.00
	Less: SA discount	$0.00	$0.00	$0.00
	Reserve for Bad Debts	$0.00	$0.00	$0.00
	Interest on Investments	$40.00	$297.50	$324.00
	Interest on Assessments	$0.00	$0.00	$0.00
	Other Income	$250.00	$0.00	$0.00
	Transfer to Project Fund	$0.00	$0.00	($14,000.00)
	Total Revenue	**$71,529.53**	**$71,532.23**	**$57,559.00**
EXPENSES:				
Board				
50100	Administration	$3,400.00	$3,399.00	$3,399.00
50200	Annual Meeting	$250.00	$200.00	$250.00
50300	Other Services (filings)	$82.00	$96.00	$120.00
50400	Insurance	$1,960.00	$2,192.18	$2,300.00
50450	Taxes/Annual Reg	$900.00	$757.00	$800.00
50500	Legal Services	$9,000.00	$6,167.50	$3,000.00
50700	Postage & Copies	$314.96	$438.62	$360.00
52400	Other (mtgs)	$384.82	$324.85	$400.00
	Total Board	**$16,290.78**	**$13,575.15**	**$10,629.00**
Landscape/Maintenance				
50600	Island/Grounds Maintenance	$8,012.49	$5,164.00	$9,600.00
50604	Fence Maintenance (Wall)	$0.00	$0.00	$2,500.00
50620	Tree Maintenance	$800.00	$0.00	$500.00
50621	Other Mtc - Fertilizer	$1,200.00	$0.00	$1,200.00
50621	Garden Committee	$600.00	$465.22	$1,000.00
50800	Snow Plowing	$600.00	$0.00	$600.00
	Total Landscape/Maint	**$11,212.49**	**$5,629.22**	**$15,400.00**

2021 North Lakes Proposed Budget (Cont.)

Lake				
50615	Fountains	$900.00	$804.19	$1,000.00
50617	Property Maintenance	$5,600.00	$6,510.00	$6,500.00
52200	Utilities-Electric	$4,722.01	$4,746.93	$4,905.00
	Total Lake	**$11,222.01**	**$12,061.12**	**$12,405.00**
Pool				
50618	Pool Maintenance	$8,150.00	$9,494.46	$9,600.00
52203	Telephone	$660.75	$726.15	$725.00
52200	Utilities - Electric	$1,400.00	$1,492.45	$1,600.00
52202	Utilities - Water	$2,317.44	$1,834.97	$1,950.00
50618	Pool Manager	$2,400.00	$2,500.00	$2,500.00
	Total Pool	**$14,928.19**	**$16,048.03**	**$16,375.00**
Capital Improvements				
50622	Pool Repair/Upgrades	$1,300.00	$3,601.77	$1,500.00
50622	Wall Repair/Upgrades	$750.00	$0.00	$0.00
50622	Sidewalk Repair/Upgrades	$0.00	$0.00	$0.00
50622	Lake Repair/Upgrades	$20,000.00	$108,737.47	$0.00
50622	Maintenance Reserve	$1,712.00	$0.00	$500.00
	Total Capital Improv.	**$23,762.00**	**$112,339.24**	**$2,000.00**
Social				
51900	Social Activities	$225.00	$402.83	$400.00
51930	Annual Picnic	$225.00	$0.00	$250.00
51920	New Neighbor	$25.00	$0.00	$100.00
	Total Social	**$475.00**	**$402.83**	**$750.00**
Total Expenses		**$77,890.47**	**$159,652.76**	**$57,559.00**

Discussion, Vote to Accept or Reject

Paul will cover all Committees

Committee Reports / Updates

Wall Committee

Wall Committee

- April 2021 – Alex & Rick
  - Wall Inspection Form Inspect Each Wall & Pillar
    - Cracks (No., How Many)
    - Holes Cemented/Caulked
    - New Border to see if mitigate paint peel
    - Inside Wall Painted
  - Identified Safety Hazards
  - Overall Condition Index "OCI" of Walls **Avg. 8.0**
    - Both Sides Inspected
    - Walls Numbered
    - Comments / Recommend
    - 2022 – Seal Project

Wall Number		Date 3/25/17		Inspector _____	
Wall Outside / Inside	Yes	No	No/Degree	Inches	Comments - Recommendations
Cracks					
Nail Head(s) Exposed					
Pealed / Bubbled Plaster					
Seperation From Pillar					
Other (Straight/Angle etc)					

Top/Bottom Brick Border	Yes	No	Number	Inches	Comments - Recommendations
Cracks / Seperation					
Bubbled Top					
Concrete Mortar Gone					
Other					

Overall Condition Index	10 Excellent, 9 Good, 8 Average, 7 Fair, 5 Poor, <4- Safety Concern		
Rank		Comment	

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Wall Outside / Inside	Yes	No	No/Degree	Inches	Comments - Recommendations
Cracks					
Nail Head(s) Exposed					
Pealed / Bubbled Plaster					
Seperation From Pillar					
Other (Straight/Angle etc)					

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Concrete Mortar Gone					
Other					

Overall Condition Index	10 Excellent, 9 Good, 8 Average, 7 Fair, 5 Poor, <4- Safety Concern		
Rank		Comment	

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Wall Committee Cont.

2022 Wall Committee Goals

Re-inspect April Clean-up Day 2022- Both Sides

2022 Project
Paint concrete- Scrape Paint where needed – Spring Clean-up
Seal Top Layer & Pillars with waterproof clear sealant
Re-lay w/ cement pavers from NW 78th – NW 78th Terrace

Need Volunteers to Help Spring Clean-up day

Pool Committee

Pool Committee

- Pool Closed 0 Days- After 1st week due to cold weather, extended to 9/13
- Overall Pool Management Company did an Excellent job.
- Public Distancing & Sanitation
- 2021 Pool Benefits for HOA Members
  - Planters / Flowers
  - Internet – IP Phone
  - Trees & Bushes for more shade
  - Parking Lot Resealed – 2021
  - Parking Spot lines- Painted 2021
  - 2- New Pergolas
  - Existing Pergolas, Concrete furniture Painted
  - Bathroom Floors – Stripped & Sand Painted
  - New Privacy Fence - Security

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Pool Committee Cont.

- 2022 Pool Committee Goals

  New Chair needed for 2022

  Scrub Tile, Water Plants, Run the dolphin, Clean Up after yourselves, garbage and bathroom cleaner, open & close daily

  Work with Board on their initiatives and Future Vision

  Work with Garden/Landscape Committees for, plants, fence Privacy Plants.

  Work with Pool Service Company

  Implement Electronic Combo Lock – Get away from keys

Landscape Committee

Landscape Committee

- 2021 North Lakes
- Tree Concerns – Fallen/ Removal & Hazardous Trees on HOA Lands
- Mowing
- Fertilizer
- Sprinkler System at pool

<u>2022 North Lakes Plan</u>

- Find new landscape company for lawn care

- Make sure Grass / Prairie Grass in Geo-Tube Field & Silt Fencing

Social Committee Report

Social Committee Report

- 2021 Social Committee Events
  - Sanchos Streetside Food Truck
  - Luncheon – Spring Clean-up
  - Future Food Truck

- 2022 Social Committee Goals

- Hopefully more Food Trucks 2022
- Wait & See (That's all we can do)

Welcome Committee Report

Welcome Committee Report

- Directory
  - Done! Do you have yours?
  - 10+ New Families in 2021
- Pool Key Project
  - Worked with Pool Committee to hand out 20+ new pool keys to NL Members that are up to date on their HOA Fees.
- New Neighbor Welcome
  - Welcome Pack
    - Directory
    - By-Laws
    - Face book location
    - Friendly Introduction to North Lakes
    - 2022 Goals- Continue As Is

Garden Committee Report

Garden Committee Report

- 2021 Lots of Activity
  - Entrance Flowers in Planters
  - Plant Pots at Pool with Pool Committee
  - Culvert Cleanup
  - New Mulch
- 2022 Goals
  - Water/Weeding/Fertilizer Volunteers - Flowers in Public and Pool Areas
  - We’re looking for men with Muscles ☺
  - Spring Planting- huge pots at pool and entrances
  - Spring Clean-up
  - So many more initiatives, Help!

Lake Committee Report

Lake Committee Report

- Lake Committee – The Dredge Project
  - End of October 2020
- Lake Mapping, - 4,000 CY Yards, Geo-Tube Restore
- New Utility Box in 2021.
- New Fountain – Big Lake 2021
- 2021 New Spillway
- 2021/22 Culvert Project
- 2022 Maintain Status Quo
- Small Lake Fountain

Architectural Committee Report

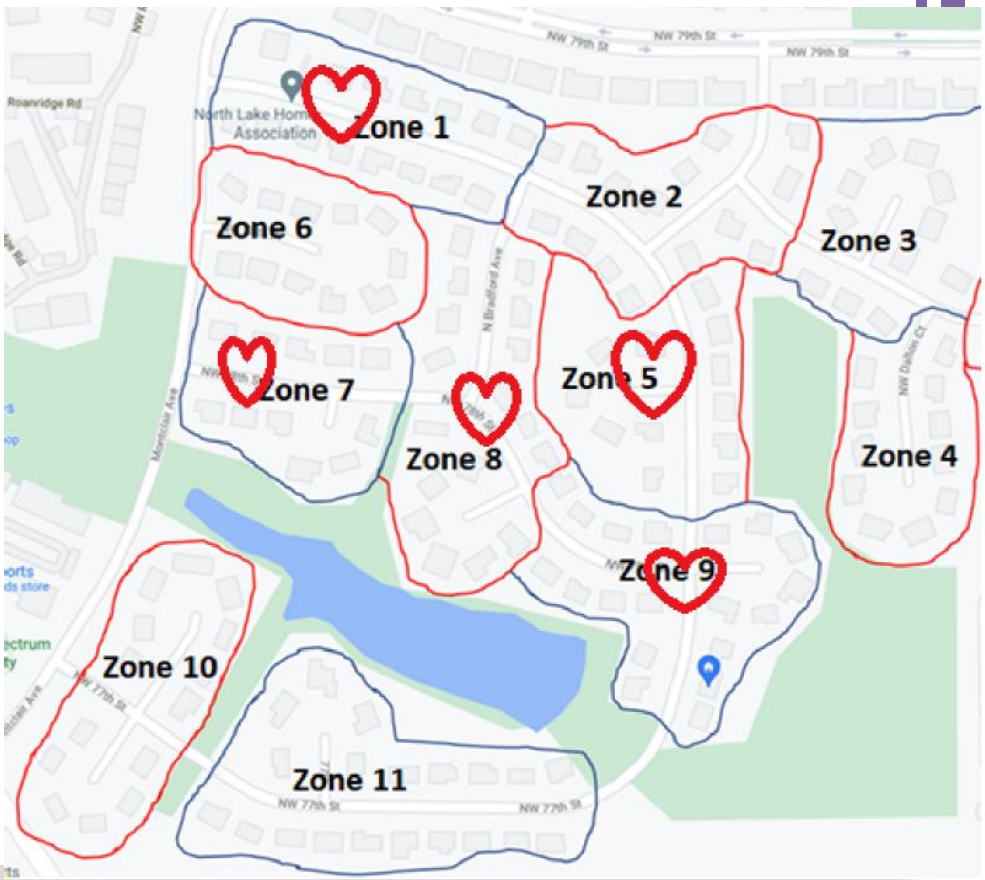
Architectural Committee Report

- 2021 Busy Year for Improvements
- 15 Requests, 14 Approved
  - Decks / Covered Porch
  - Painting
  - Roofs
  - Fence Replacements & New
  - Shed and fence on lakes - Rejected
- 2022 Goals- Maintain Status Quo and find new person

Safety Committee

Safety Committee

1. Neighborhood Watch Zone – Volunteer.
2. Best on corners
3. Communication via web app only to other block captains
4. Volunteer so far – Zone 7, 1, 9, 8, 5,
5. Goal to have Watch Training at NPD in September oops missed it. Lets shoot for November
6. Do you care? Can you HELP!



By-Laws /Amendments /Restrictions / Article of Incorporation - Committee

New Committee By-Laws /Amendments /Restrictions – See on your table

- 2021 Review and Advise the Board what needs to change from current HOA By-Laws /Restrictions etc. and bring to current times. 32+ Years old.
- Document Updates – Document Index our Road Map NL\By-Laws\By-Law recommended Changes - 2-21.docx
  - North Lakes HOA Proxy NL\By-Laws\01-HOA By Laws Proxy October 19, 2021.docx
  - Resolution of North Lakes HOA NL\By-Laws\02-Resolution for Articles.docx
  - Articles of Incorporation – First Amended & Fully Restated By-Laws NL\By-Laws\03-First Amended and Fully Restated Articles of Incorporation 9-1-21.docx
  - Declaration of Restrictions NL\By-Laws\3-Declaration of Restrictions Red Line 041621 091921.doc
  - Home Association Declaration North Lakes NL\By-Laws\3-Declaration of Restrictions Red Line 041621 091921.doc
  - Fully restated ByLaws NL\By-Laws\7-Bylaws Edited by JMF (5) pvc 10-14-21.docx

- Discussion

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New Committee By-Laws /Amendments /Restrictions – See on your table

- New Documents

Review Changes - Vote

2022 Project Ideas

2022 Project Ideas to discuss with HOA

2022 Priorities and Beyond – Volunteer Top Recommendations from North Lake Members

- 1. Entrance Signs- They are rotten and are in desperate need for repair and repainted.
- 2. Shelter House- It's been requested for a new shelter house at the pool.
- 3. Neighborhood Security – Neighborhood Captains- Corner lots -best
- Issues we face in 2021/22 due to COVID 19- 11 % Budget reduction Police – Close North Division
- There will be budget cuts throughout the city. Because of the COVID-19 fallout, we simply do not have the revenue to support several things we would have otherwise wanted to do. Having said all of that, I believe that the 4 Northland council members are committed to keeping any cuts to the police department to an absolute minimum. From Dan Fowler – Our Councilman

- NLHOA Open Discussion New Items
  - NL Residents Input what you want to see, what's on your mind

NORTH LAKES

Adjourn

- Next Board Meeting December 7th TBD
- We will be going around HOA to collect Signatures 10 23/24
- Meeting Posted on website 10/20
- New business at December board meeting