

VILLAS AT NORTHGATE OWNERS ASSOCIATION, Inc.  
Board of Directors Meeting Minutes  
February 23, 2021

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The Villas at Board Meeting was held via web conference was called to order at 2:00 p.m. by Tina Swonger. Present were:

Tina Swonger	President
Geir Tonnessen	Vice President/Secretary
Erik Tjelmeland	Treasurer

The agenda topics were how to handle the legal fees incurred for getting released from a lawsuit over a mechanic's lien suit filed by a subcontractor (approx. \$1200) of the builder/developer and whether or not to seek a transition audit from LDC.

The Board decided the amount of legal fees involving the mechanic's lien lawsuit not worth pursuing from LDC or the builder. If the amount of the loss does not affect the Association's loss history, Darren will seek the amount over the deductible from the insurance company. Tina moved to approve this action and the motion carried unanimously.

On the transition audit, Darren explained this is a requirement of CCIOA and the timing is perfect because LDC can pay for an audit, hopefully using the firm of Waugh and Goodwin, and the cost of the tax return for 2020 will be included too.

Darren was authorized to present package to Samuel with 10-day suspense and quote the audit and disclosure requirements in CCIOA.

Darren reported the Association paid the 2020 property taxes on the common area (\$112) to prevent tax liens and that this could be raised as part of the legal fee question, since rightfully that could have been a cost borne by LDC. Taxes are billed a year in arrears. The Board elected to absorb the cost for one year and Darren's office will contact the assessor's office to have the taxable value brought to zero for the non-profit Association.

There was discussion about the shared road agreement to the south of the Community, but to date nothing has been signed and the Board was not in agreement with paying 40% with no control over bidding or billing. The matter will be tabled until such time the other party raises again.

The Board discussed the dues of \$511 per month for the Northgate Business Owners Association and asked Darren to research and explore benefits and how binding the agreement is upon the Association.

There being no further business, the meeting was adjourned at 2:55 p.m.

*Geir Tonnessen*

Geir Tonnessen (Feb 25, 2021 14:39 MST)

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Geir Tonnessen  
VP / Secretary



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Darren H. Burns  
Property Manager






# 2021 February Board Minutes

Final Audit Report

2021-02-25

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