

**Little Norway Property Owners Association
2016 Annual Meeting
December 15, 2016
Via Teleconference 6:00pm MST**

Members Present representing 7 properties:

Paul Esposito
Steve Blechschmidt
Dean Ebner
Brit Whitaker
Bernd Tischer

There were also 10 additional owners represented by proxy.

Welcome and Call to Order

The meeting was called to order by Steve Blechschmidt, President at 6:05. Attendees were welcomed and the meeting was turned over to Paul Esposito as Secretary.

Notice of Meeting/Quorum

The Secretary confirmed that there was adequate notice of the annual meeting with all owners receiving written notice, and that the properties represented on the call and via proxy represented a quorum.

Approval of Minutes

Because the minutes of the prior annual meeting have been posted online for months, a motion was approved to waive the reading of the minutes of the November 2016 annual meeting. A motion was made and seconded for the minutes to be approved, and the motion was accepted unanimously.

Treasurer's Report

Paul Esposito, Treasurer reviewed the financial statements for the last two years which were distributed with the meeting notice. The due date for assessments for 2017 is December 31, 2016, and to-date, about 46% of owners have paid, which is not yet reflected in statements distributed with the notice of meeting. The organization has a current cash balance of \$8,825, of which \$7,261 represents unspent annual dues from past years which has been moved to a separate reserve account, and reminded owners that a Board resolution would be necessary to move any reserve funds back to the operating account.

Finance/Budget

A proposed budget for fiscal year 2017 was also distributed with the annual meeting notices. There were no questions on the budget.

Election of Board Members

Upon motion duly made and seconded, the following Board members were unanimously approved by the membership, and the members will serve for a term of two years or until successors have been duly nominated and elected:

- Steve Blechschmidt
- Tom Bobowski

These members will join Paul Esposito, Dean Ebner and Dave Blankman on the Board. The two newly elected members will fill two year terms ending at the annual meeting in 2018.

Other Business

Several topics were discussed by the group, including:

- Mr. Esposito indicated that we had 25% of owners who were past-due on dues representing 27% of Little Norway properties, and reminded that we had assessed late charges to non-paying owners. The POA's recourse is to put a lien on the property of non-paying owners, but to-date the Board has elected not to take this step. The group discussed steps which might be taken to encourage payment by all owners per the Bylaws. The Board encourages all owners to do what is required by their ownership in Little Norway and to please make their POA payments.
- The group discussed the potential to place liens in the future. The Board indicated that the POA will continue to assess dues and fees to all owners per the Bylaws, but will not at this time place any liens. We will however reserve the right to do so in the future depending on past due balances, funding requirements, etc.
- Regarding past due accounts, the group discussed the requirement for all owners be current on dues prior to any title transfers. To complete a transfer upon sale, the closing company should request from the POA Treasurer a statement of outstanding dues for any property that falls under POA covenants, and any outstanding amounts must be settled prior to closing.
- An owner brought up the fact that property assessments by Costilla County tend to be higher than comparable sales in recent years. We discussed ways to handle any disputes with the county, including the possibility of a POA-led effort. The POA agreed to research and make available data regarding recent sales history of Little Norway parcels – based on publicly available information from Costilla County – for use by any owner interested in disputing the county assessed value. It will be up to each individual property owner to dispute their property's assessed value according to established protocols with the county assessor.
- The group discussed the POA website found at www.littlenorway.org which contains basic information about the POA and the area. If owners have something they would like to be considered for possible addition to the website, please let the Board know.
- An owner brought up the cost of tapping into the water system, and the group indicated that discussions should be with the developer. We discussed that the developer has now started charging for water obtained at the pump house by the lodge, and although there has been talk to start charging Little Norway property owners for water usage, nothing has yet been communicated.

Adjournment

Being no further business, the meeting was adjourned by the President at 7:10pm.

Respectfully Submitted,

Paul Esposito
Secretary, Little Norway Property Owners Association