

**Little Norway Property Owners Association
2017 Annual Meeting
November 16, 2017
Via Teleconference 6:00pm MST**

Members Present representing 9 properties:

Paul Esposito
Steve Blechschmidt
Dean Ebner
Dave Stuedell
Howard Green

There were also 10 additional owners represented by proxy.

Welcome and Call to Order

After some preliminary discussions while the group waited for additional attendees (see Other Business below), the meeting was called to order by Steve Blechschmidt, President at 6:10pm. 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 – except for one whose mail was returned as undeliverable - 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 December 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 indicated that financial statements for the last two years were distributed with the meeting notice, along with a proposed budget for the coming year. Spending has been minimal and is expected to continue that way in 2018. The organization has a current cash balance of \$12,050, with more dues payments expected by the November 30 due date. To-date, 41% of owners have paid, which is not yet reflected in statements distributed with the notice of meeting. Upon motion made and seconded, the budget for 2018 was unanimously approved.

Approximately 25% of owners have past due balances, and such balances are reflected on statements sent with the annual assessments. The group discussed the possibility of placing liens on these properties as allowed by the Bylaws, and will revisit this next year when the balance on past due accounts for owners who have never paid their dues will exceed \$600 per lot.

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:

- Dean Ebner
- Dave Blankman
- Paul Esposito

These members will join Steve Blechschmidt and Tom Bobowski on the Board. The three newly elected members will fill two-year terms ending at the annual meeting in 2019.

Other Business

Several topics were discussed by the group, including:

- The group discussed the current Covenants which require minimum building requirements of 2,500 ft² for lakefront lots and 1,200 ft² for non-lakefront. It was discussed that the POA tried a resolution in 2015 to change this to 1,500 ft² lakefront and 1,000 ft² non-lakefront, but only 33% of owners responded which is below the necessary 67% required to make for a change to the Covenants. The group discussed trying to do this again next year– along with a change to the allowed roofing colors – and the need to make the process as easy as possible for the owners in order to have a chance at meeting the 67% requirement. We will consider this resolution when the 2019 assessments are mailed and consider sending self-addressed envelopes to make the process easier.
- Regarding past due accounts, the group discussed the requirement that all owners be current on dues prior to any title transfers. Mr. Esposito indicated that he recently received a request from a title company to confirm POA dues balances for a pending lot sale, and it is good to know that title companies are following this step. The Board encourages all owners to do what is required by their ownership in Little Norway and to please make their POA payments on time. All owners must be current on dues prior to any title transfer, and this requirement applies whether you use a title company to assist with the closing or not.
- A discussion ensued regarding property assessments by Costilla County which continue to be higher than comparable sales in recent years. As always, 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 status of the Little Norway water system. The developer continues charging for water obtained at the pump house by the lodge with limited hours of operation. One owner had heard that there was an issue regarding water pressure and a possible leak in the system this fall and the status is unknown – but things appeared to be working fine during a visit by the Treasurer at the end of October.
- Lastly, the group discussed the stakeholders at Melby Ranch and the fact that there are a number of groups including the developer, Wild Horse Mesa Coop, Little Norway POA, as well as talk of another Coop forming on the Mesa. At some point in the future, there may be an advantage to working together to discuss the future of the area and ways to maximize property values and the appeal of Melby Ranch in general.

Adjournment

Being no further business, the meeting was adjourned by the President at 7:02pm.

Respectfully Submitted,

Paul Esposito
Secretary, Little Norway Property Owners Association