

North Boston Homeowners Association

Association Meeting

March 4, 2025

Meeting Location: Valleaire Golf Club

Board members: Dan Kasaris (President, did not attend meeting), Ken Springer (Treasurer), Patti Tomasello (Property), Larry Vertal (Property), Brent Pagel (Secretary)

Attendance:

Minutes:

- 7:05 pm: Meeting called to order by Brent Pagel
- Ken Springer reported to the association's finances (see 2024NBHOA Expense Report)
- Ken Springer reported that in 2024, we signed a three-year contract with our landscaping service for 2024 – 2026. Attendees reported that they were pleased with the 2024 landscaping.
- Ken Springer discussed proposed basin work (end of Beckenham) and plan to accomplish this.
- Ken Springer reported that the Beckenham entrance lights were destroyed by vandalism. He is going to fix them.
- Patti Tomasello and Larry Vertal reported on the property/architectural updates requested in 2024 by the residents.
- Patti Tomasello and Ken Springer reported that in August 2024, we held a block party with the Kona Ice Truck in the Beckenham cul-de-sac. We are open to suggestions for the 2025 block party.
- Jeanne Springer inquired about the house on the NW corner of Queensbridge and Boston. While this house is not part of our association, they are letting the grounds degrade and they may be using it as commercial property.
- Jeanne Springer inquired about registering the bylaws with the county. In 2025 we will get the balance of signatures and then register the bylaws with the county.
- A resident reported that they are hearing coyotes. Protect your younger children and pets.
- The board spoke to the requirement to file the Beneficial Ownership Information Report. This must be completed in 2025.
- We held elections for the two open positions, Larry Vertal and Brent Pagel whose terms completed. Larry has stepped down from his position, which was replaced by Richard Baker. Brent will continue to hold his position.
- Meeting adjourned at 7:40

Respectively Submitted,

Brent Pagel (2024 NBHOA Secretary)