

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

August 13, 2024

The meeting was called to order at 6:30PM. Jeannie reminded everyone to turn off cell phones. The Pledge of Allegiance was recited.

Directors Present: Jeannie King, Emmy Morales, Linda Barvitz, Susan Nusall, Frank Vance, Dennis Franks

Directors Absent: Naomi McCarthy

Also Present: Sharla Cook, Property Manager & Penny Bleako, one of Osselaer's Senior Managers

Minutes Approval:

- Linda made a motion to approve the July 9, 2024, Board Meeting Minutes. Frank seconded, and the motion passed without objection.

Presidents Report: Jeannie made an announcement regarding Architectural Control & Compliance issues regarding painting. Because of the extreme heat, we are not going to request homeowners comply with painting of trim, fences, sheds, etc. until after October 1st.

Jeannie reviewed each of the revisions made to the Application for Architectural Control Preview Form. She then asked for Board discussion.

Dennis requested that these revisions be put off until after the first of the year as he has not had a chance to review them and did not approve them in prior meetings. Jeannie said Dennis did approve them in prior meetings. Frank felt that this be tabled until the September meeting.

- It was agreed to table a decision on the revisions to the Application for Architectural Control Preview Form until the September Meeting

Jeannie further reviewed some changes to the form. One of the important changes is how and where the form is to be sent and the timelines that must be met. Linda asked about the forms on the website. Jeannie explained that the form is on the list of forms and could be printed out by the homeowner. It is also there as a fillable, online form which the homeowner can fill out and follow the directions for submitting the form to the office email.

Another form is a Request for Violation Delay and how that would be handled.

We are continuing to work on CC&R revisions.

Jeannie reviewed security challenges at both the Pool and Clubhouse. One of the important challenges at the Pool is violations of one of our Pool Rules regarding guests at the pool. The rule is that guests of a homeowner must be accompanied by the homeowner and only 4 guests per key. We ask that if you see someone that you don't know that you introduce yourself and then ask them who they are, where they live or who they are visiting.

Beverly Bernal said that the Pool Rules that are posted are too small and for this one, she suggested a separate large sign saying, "guests must be accompanied by the homeowner."

Jeannie said there were also glass bottles found in the trash. There is absolutely no glass allowed in the Pool area.

We'll have to discuss how breaking these rules are taken care of. Linda said that in our Bylaws, it says that the Board has the right to suspend privileges for violation of the Rules.

Sharla has received quotes from several security companies for cameras: Arizona Lock & Safe - \$5977; ALERT 360 - \$2145; AZ CCTV & SECURITY- \$5639; These are all different and will have to be further researched. Jeannie also got some prices from Geek Squad which were a lot more reasonable. Linda suggested that each company give us a presentation. Frank asked about how the cameras are monitored.

Sharla said one of companies has 6 cameras covering all areas of the pool AZ Lock & Safe has 5 cameras and AZ CCTV has 5 They all have a DVR which has 30 days memory. There are some companies that can monitor for a fee. If there is an incident, the tape can be rewound and pinpoint an incident. AZ Lock & Safe can be monitored on a phone.

Jeannie also brought up installing a push button keypad using codes instead of keys. Frank asked about using card scanners. We will continue to research security items.

Secretary Report:

The Members' Meeting is September 17th at 7:00PM. If you want to place something on the Agenda, please send it to Naomi by September 2nd. Sharla confirmed that the notices were sent out to the Out-of-Town Homeowners. The Roster has been updated. Welcome to new homeowner, Thomas Scallon. There are currently 3 homes in the sale process. The Website is up to date. Sadly, Dolores Weiss, a longtime Northtown Homeowner, has passed away.

Treasurer Report:

The 2024 Reserve Study is on the Website. \$2500 was deposited into the Alerus CD 1104 before the renewal date. Our Budget Review meeting took place July 27th. Thank you to Naomi & Doug for your help.

A homeowner asked what the \$50,000 Transfer to Operating was for. Linda explained that this was taken from the Road Reserves to help pay for the street repaving. Another homeowner asked where the money for security cameras, etc. will come from. Linda thought that might come from Clubhouse & Pool Maintenance.

- Linda made a motion to accept the 2024 Adjusted Budget. Susan seconded the motion, and it . passed without objection.

Facilities:

Susan reported that someone, who had a key to get in the Clubhouse, unlocked the back doors to the patio and then left them open. This is a serious concern, and you should all be aware of your responsibilities when using the Clubhouse.

Roads & Grounds:

Frank has no huge expenses to report. We did have three water line leaks that had to be repaired. The cost for that was \$695. Some of the rusted signs were replaced.

There is a grant from the City for up to \$10,000 for trees. This helps to deflect some of the heat. We could replace some of the trees that we have lost. If we plant trees where we have irrigation, that will work. If we plant trees in a Common area, then someone would have to water them. Frank asked for feedback, Doug went on the City's website and unfortunately the Grant expired this year. However, it is an ongoing program, and we might be able to benefit. Judy Enman will check the website.

Architectural Control:

Dennis stated Jeannie is on his committee to help Architectural Control & Compliance. What we had were handwritten notes. Now we have it all typed up and I feel it is too punitive. I have had 9 phone calls this week so far. People do not understand what all the additions mean. Dennis explained that according to this, if you go 42 days past the deadline, you have a fine of \$150 and Dennis feels it is so punitive it isn't even worth talking about. Dennis sat in on the discussions to do this and does not agree with the way it has come out. There is no time to implement. I believe we should go back and review this policy after the first of the year. I want to get more community input here. I have a lot of negatives, but I want to see if there are any positives out there. To get to the monthly it is \$375 a month. If violation continues, the assessments adds to the monthly total. I believe it is written wrong. At the end under General, it says after the 5th notice, subsequent notices will continue weekly until resolved. We have 2-week timelines in the top sections and then 1-week notices down here. The whole thing is a mess. Jeannie felt that the amounts Dennis gave are not correct.

- Dennis made a motion to delay implementation of the Fine & Penalty policy until November 1st. We need to get input from the community and also more of a notice. We need to set up a bookkeeping system for this and we don't have the time. Linda seconded and the motion passed without objection.

Jeannie said we already voted on this, and Dennis said that he did not approve it. Jeannie explained that we have checked other HOAs, and this is in line.

Sheila pointed out that what is called assessments is incorrect, they are fines.

Discussions took place between Dennis, Board Members and the audience.

Frank asked if this could be re-edited and worked out by the November meeting and presented to the members at the Members' Meeting.

The Board went back to Dennis' Motion:

- Dennis made a motion to delay implementation of the Fine & Penalty policy until November 1st. Linda seconded and it passed without objection.

Dennis asked Sharla how other HOAs handle their fine policies. Sharla's guest: Penny Bleako, one of Osselaer's Senior Managers, spoke to Dennis question. Basically, she felt that the policy and fine schedule is in line with other HOAs. However, she feels that because of the advanced age of a lot of our Members and their income status in a lot of cases, that these fine amounts do not take that into consideration.

Jeannie asked Sharla for Osselaer's revised fine letters and Sharla thought Jeannie might want to spend some time looking at them after the meeting.

Questions and Discussion:

The City is very good about taking care of dog barking, now there is a situation that there is a yard full of dog refuse. That is a situation that has to be reported to the City to be taken care of.

- Linda made a motion to adjourn the meeting, and it was seconded and passed

Respectfully submitted,

Naomi McCarthy, Secretary
Attachments: 2 Common Area Temporary Use Permits
Lot 200 & Lot 190