

**NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
December 10, 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, Naomi McCarthy, Dennis Franks, Frank Vance

**Directors Absent:** Linda Barvitz, Susan Nusall

**Also Present:** Sharla Cook, Property Manager

**Minutes Approval:**

- Naomi made a motion to accept the November 12, 2024, Board Meeting Minutes. Frank seconded and the minutes were approved without objection.

**President:**

One of the services Mulcahy Law Firm offers is they will review your documents for free, so I sent in our proposed changes. They didn't want our changes, they just wanted to look at old CC&Rs and Bylaws.

They noted that our documents were drafted in 2003 and do not appear to have been updated since. They noted that consent and signatures are needed for amendments by 75% of the homeowners.

On our Bylaws, they noted they were drafted in 2003 and amended and addended in 2011. They said changes would have to be amended, approved and signed by the homeowners to bring them up to date with the current laws. This is something we already know.

Mulcahy's amendment procedure is to work with the Board to bring the documents up to date, draw up ballots and letter to homeowner's, have the residents sign them. They estimate the cost to do this would be \$5-6,000. Because they work on an hourly basis, the final amount could be more or less.

We can look at other companies, but after attending various HOA classes, I understand this is a good estimate and they are a very good firm. We will table this and discuss at a future meeting.

**Vice President:** Nothing new to report.

**Secretary:**

Thank you to Koffee Klatch for the Christmas decorations. Also, thank you to the Friends of Northtown for the delicious Thanksgiving dinner. Over \$800 was donated to the Agua de Vida orphanage, a ton of non-perishable food and there were 21 gifts for those on their "Angel Tree."

The Members' Meeting is next Tuesday – Voting is from 6:30-7:30 and the Meeting will start at 7:00PM.

We have 6 volunteers for counting. Need a volunteer to pick up a cake from Costco and set up table with beverages, plates, cups etc. Bev Bernal volunteered. Thank you.

There will be 3 speakers at the meeting: Nora Curtin – PNP, Mini Pandit – Concerns re rentals, and Dave Ransom – Committees. I need Board approval for 3 \$25 gift cards for the Holiday Decorating Contest. All approved.

Koffee Klatch will be hosting the Friends of Northtown Carolers for hot chocolate and cookies on the patio before they go out through the community. If anyone would like to help serve them, please let me know.

There were 2 homes sold this month. Welcome to Dave Peterson and Tom Scallon who just purchased a second home. There are 7 homes in the sale process.

The Website is down. Linda Insabella is working on getting it back up.

**Treasurer:**

Linda asked me to give her report: The Financials look good and are on the back table for your review. The monthly assessment shows all owing anywhere from 8-12 cents. This is because of an error Osselaer made last year in the letter about the 2024 assessments. Linda will try to have these penny amounts removed.

Osselaer has not moved the \$16,000 Landscape Extras line amount to the Road Reserve Account as asked to do. Sharla reported that it was done today.

**Facilities:**

Jeannie reported for Susan that the broken kitchen fan was replaced and installed.

**Roads & Grounds:**

Frank had nothing to report but told us a few cute jokes.

**Architectural Control & Compliance:**

Dennis reported that he sent out notices - 2 for weeds, 4 carport storage, 2 dead bushes, 1 dead tree, 1 dead cactus, and 2 paint touch ups and 1 unapproved items in carport.

Jeannie asked about light/mailbox posts. Dennis will be looking at those in January.

The fines for this month were: 1 \$25 fine, 3 \$50 fines and 2 \$75 fines. People are fixing things,

**Activities:**

Flugelhorn Phil's Christmas Concert will be December 14<sup>th</sup>, December 15<sup>th</sup> – Christmas Carolers/Hot Chocolate. There will be no Happy Hour in December

There were no Comments and/or Questions:

- Frank motioned to adjourn – All seconded, motion passed. Meeting adjourned at 6:50 PM

Respectfully submitted,

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Naomi McCarthy, Secretary