

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 11, 2025

The meeting was called to order at 6:30PM and the Pledge of Allegiance was recited.

Directors Present: Sheila Ruling, Jeannie King, Naomi McCarthy, Linda Barvitz, Emmy Morales,
Also Present: Sharla Cook, Property Manager **Directors Absent:** Susan Nusall, Frank Vance

Sheila Reminded everyone of the meeting Protocol: Use the microphone, discussion after a motion is made and before a vote. No cross talking.

Minutes Approval:

- Naomi made a motion to approve the January 14, 2025, Board Meeting Minutes. Jeannie seconded and the minutes were approved without objection.

President:

Sheila thanked Judy and Phil for their help with the sewer repair.

She has been busy catching up on many things especially working with Jeannie completing the drafts of a Rental CC&R and an Age Restriction CC&R Amendment. Sheila gave copies of these drafts to the Board Members and asked them to review and get back with her.

Vice President:

Jeannie has also been working on these drafts with Sheila and feels we have made a good start on the Age Restriction CC&R.

She has attended several classes given by local law firms. Shaw & Lines, who teaches HOA Law at ASU; CHDB had a class regarding Arizona State Statutes; Associate Asset Management had a class on budgeting and fraud prevention. One of the things AAM recommend is that we have a review of financials by a third party. Linda stated we do that. Jeannie handed out booklets on Az State Statutes to each Board Member.

Secretary:

Maria Amato passed away last week.

The Spring Members Meeting will be held Tuesday, April 17th at 7:00PM. Notice will go out shortly.

We now have 8 homes for sale. Except one new home for sale, the only activity I've seen is owners lowering their prices.

Our Website has been down since the middle of November, except for the Main Page, and a few documents. Linda Insabella has had many, many go-rounds with GoDaddy and is totally fed up with GoDaddy and the website and is not going to continue. At this point, I'm afraid the next step is researching alternative webmasters.

Treasurer:

Linda reported that the January Financials look excellent this month.

Facilities:

Sheila reported for Susan:

The entire container and all the food that had been collected for St Vincent de Paul was taken from the Clubhouse.

Susan is working on several projects: 1) Replacing the drapes and the rod on the stage with something more updated and appealing. They are so heavy and hard to manage. 2) Painting the shuffleboard court and getting equipment. 3) Purchasing 2 or 3 containers around the property to hold plastic bags for dog waste. Would like board approval to go ahead with getting prices on these projects. Board agreed.

Architectural Control & Compliance:

Emmy has driven with Sharla around the neighborhood and reported that there were 31 notices sent:

Trash & debris on side of house	1
Remove Christmas lights	2
Carport – items stored	4
Remove weeds	4
Remove dead tree	1
Paint trim and fascia	6
Paint wrought iron	1
Paint/repair light pole or glass	12 (10 people have already painted)

Roads & Grounds:

Sheila gave Frank’s report. Doug reported for Frank. It is time to trim and prune the Pine tree near the mailbox and the Mesquite tree at 22nd Street & Greenway. There are three bids:

Tree Pros	\$1750
Design Tree	\$1375
Sierra Sun	\$1140

- Sheila made a motion to accept the bid from Sierra Sun per Frank’s recommendation. Jeannie seconded, there was no discussion, and the motion passed without objection.

Property Manager:

Sharla spoke with a few homeowners to answer questions about architectural approval. Removed two violations for a dead tree. Homeowner said it is just dormant. We will keep watching. Also watching the wildflowers and making sure they are not weeds.

Sheila asked if we are set with the collections attorney, yes – Haulk, Oetinger & Brown, Sharla gave Sheila contact email.

For anything else, Sharla recommended Mark Holmgren. We have used them before, highly recommended. We don’t need to hire anyone just now. Sharla will get us a fee schedule.

Sheila explained the two documents she gave to the Board for review and asked if the Board had other items to prioritize. Linda thought carpools should be another priority.

Regarding timing for voting, Naomi said we would need more time than we have. The documents need to go to the attorney, approved by the Board, back to attorney for them to work up a ballot. Make sure signatures don't have to be notarized. Sharla recommends Brown for this. I would like to see the mailing letter & ballot before it is sent out.

Bulk Trash – Dave Fillipiak spent 2 hours waiting on the phone to talk to the City. He had questions for them regarding setting up a community pick up schedule. He said letter needed to be sent to Solid Waste Management. Sharla said she would help. Dave also spoke about hazardous chemicals pick up and was referred to Fire Department. Jeannie thought we should put something in the newsletter. Naomi said if someone wants to write something up, we will put it in newsletter.

Yard Sales – Naomi thought second week in May and second week in November, but not on the first weekend of the month because of the Weavers. Board thought that was good timing.

Sharla thought she could help with the website challenge. Needs authorization to speak with GoDaddy.

Comments/Questions

Dave Filipiak asked about restrictions for landscaping along the wall on the side of his house. Sharla said that he needs to check the plat map to see if it's his property or common area.

Judy thought we might form a league for shuffleboard. Re hazardous waste – you can call and have it picked up.

Tom Ruffino discussed challenge with a neighbor who is a renter, throwing birdseed over the wall into common area. Sheila explained that first, he needs to fill out a complaint form and then we can send a letter to the owner of the property.

There being no further discussion, Sheila adjourned the meeting at 7:35PM.

Respectfully submitted,

Naomi McCarthy, Secretary