

**NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
March 11, 2025

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

**Directors Present:** Sheila Ruling, Jeannie King, Linda Barvitz, Emmy Morales, Frank Vance

**Also Present:** Sharla Cook, Property Manager **Directors Absent:** Naomi McCarthy, Susan Nusall

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:**

- Linda made a motion to approve the February 11, 2025, Board Meeting Minutes. Jeannie seconded and the minutes were approved without objection.

**President:**

Sheila reported that each month, an email is sent to Board Members asking what items are wanted on the agenda for the Board Meeting. She only gets a few responses. According to state law, the agenda needs to be posted 48 hours in advance. From now on, if you have not sent in your discussion items, you will not have anything on the agenda to discuss.

I am still waiting to hear from the attorney on the document recommendations sent to them. We do need to settle tonight for age restriction amendment we don't mention a dollar amount for the fine with the qualification that the Board can increase with a Board vote, or we can have the dollar amount added to our Fine & Penalty Policy which is easier to change. Sheila doesn't like committing to a dollar amount in an amendment. Sheila asked the Board how they felt. All agreed. How much should the age restriction fine be. Board agreed that \$250. Is a reasonable amount. The grace period is 15 days.

**Vice President:**

Jeannie outlined changes the workgroup made to the CC&Rs other than the two amendments (Age Restrictions and Rentals). The two areas she feels we should work on next are Definitions, and Architectural Control (Lot Care & Maintenance).

Sheila polled the rest of the Board, Linda thought we should next focus on Carport Storage. Frank thought Definitions & Lot Care & Maintenance – carport storage. Sharla thought Architectural Control. She also thought the AC form was very good.

**Secretary:** Linda gave Naomi's report

The Spring Members' Meeting will be held Tuesday, April 15<sup>th</sup> at 7:00PM. The deadline for submitting an agenda item is April 1<sup>st</sup>. I need volunteers for room set up & refreshment table. Sharla and Diane G volunteered. **(Naomi meant to cross this off as she already has volunteers.)**

Two homes have closed; however, we do not have the documents from the Title companies and Osselaer. We currently have 8 homes for sale.

Our website is up. There may be a few documents that are not the latest versions, but as I find them, they will be corrected. Our IT & Webmaster has done a terrific job, and I am very happy with what has been done.

**Treasurer:**

Financials were pretty good. A real sticky point to get across to Osselaer is that we do **not** have a Miscellaneous Income Line Item. It's not in our budget and the amounts put in Miscellaneous by Osselaer need more research to find out what the proper line item is. Still working on getting a credit/debit card. Sheila asked if people have updated the assessment amount with their bank. Several homeowners have not. Linda will investigate it.

**Facilities:** Sheila gave Susan's report.

She has received bids for stage curtains and shuffleboard courts. She will get more bids. Still looking into poop bag containers for use by residents who have forgotten their own. There are several Clubhouse reservations. One of the clubhouse renters backed up on the patio and accidentally broke one of the benches. They will replace it. We need to put up a sign restricting driving onto the patio.

**Architectural Control/Compliance:**

Northtown really looks pretty good. There was only 1 weed violation, 2 dead cacti, 1 very large dead tree and a pergola that needs repair before it falls. There is one outside closet door that needs to be painted, and a few facias need to be painted.

**Roads & Grounds:**

Nothing new to report, we still need one more bid on sealing & crack filling of 22<sup>nd</sup> Street. Doug added that Some cracks are big and may need to be sawcut and filled. One bidder did put that in his bid and Doug feels we need the other bids to also include. It amounts to \$2-3,000 extra. The 2 bids are in the \$8-10,000 range. In addition, at the corner near the pool, there is an area that needs additional attention which will cost +/- \$3,000. It is shown only on one of the bids. Doug mentioned that the money is there to take care of this.

**Old Business:**

The rental CC&R is still with the attorney.

**Bulk Trash:** Dave Ransom and Dave Filipiak visited Palm Lakes to see how they handle. Dave R found out that they have just finished organizing their pick-ups with the City and had a phone number of the person who organized it.

Dave F said that the Board needs to decide which 4 periods they want to have. This would eliminate residents calling in for an appointment and go back to the way it was.

Sheila asked if they drive the whole neighborhood at Palm Lakes. Dave P. said that they do, but it is only once, not every time someone has an appointment.

Dave F. needs to get with Naomi and pick the 4 dates.

Linda Barvitz mentioned that Jay Berger has a date for pickup and the broken bench could be placed on his pile. Sheila asked that he speak with Susan.

Dave F. commented that their roads are all newly paved. How did they do that?

Sheila said that she has been in contact with Palm Lakes many times over the years on different subjects. Even though they have low monthly assessments like we do, they are very well managed because they have residents who are attorneys & accountants. Dave also mentioned that they are an LLC, not Incorporated like we are. It makes a difference.

**Comments/Questions:**

Diane Guillaume asked Sharla if the automatic payments through Osselaer change the amounts of the assessments when they increase. Sharla said that they do.

Dave F. regarding our roads. His lawyer friends have discussed with him that the \$2million insurance coverage we have, is not enough. If anyone is seriously hurt because of the state of our roads, we could be sued, and our insurance is inadequate. He thinks we need to have a special assessment to cover the cost.

Sheila explained to him that we are fully aware of the potential liability. The Board cannot vote for an assessment, the homeowners need to vote for it. Our hands are tied. The people will not vote for additional insurance, and we do not have the money needed to pave just an additional section. If we are sued, that will be the end of Northtown.

Doug suggested to Dave F. that he bring it up at the Members' Meeting. You could stand up and tell what you think. Write up an outline and pass it out. Unfortunately, the people who vote either don't care or think they cannot afford an assessment.

Dave wants to make sure that this in the minutes so people can't say they never knew about how serious this is. Sheila said that we have had several Town Halls and presentations. We have had several elections for special assessments, and our homeowners would not even vote for a \$25/mo. assessment.

Again, it was suggested by Linda and Sheila that he get on the agenda where he will have uninterrupted time to speak on this subject. This will also be published in the minutes of the Members' Meeting.

Frank added that he doesn't want you to think that we are not just kicking the can down the road. This is a situation that cannot be resolved other than through the membership. The Board cannot just approve an assessment, it must be voted on by the membership. He has been involved in these presentations, town halls and elections for many years. It has been fruitless and frustrating. It will take awareness and willingness for our homeowners to agree that an assessment is a good idea. The price for paving has doubled over the past few years. In 2018 it was \$600,000. Last year it was over \$1 MM It must be done through the community.

Diane G regarding Bulk Trash – Refrigerators, stoves, hot water heaters will still have a special pick-up number. It probably will still be the same as it was, you must call for this type of pick up.

She also talked about landlords having trouble with rentals and terminating a lease. Shela said this will all be covered in the new Amendments. They are still with the attorney, and we will have them back shortly.

There being no further discussion, Sheila adjourned the meeting at 7:40PM.

Respectfully submitted,

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Naomi McCarthy, Secretary

**Note from Naomi:** *Transcribing the minutes from the recorder only was not very successful without written notes. I could not hear some of the audience discussion.*