

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
November 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, Naomi McCarthy, Susan Nusall, Emmy Morales

Directors Absent: Frank Vance

Sheila Reminded everyone of the meeting Protocol: This is a business meeting, no cross talking, use the microphone, discussion after a motion is made and before a vote. There will be time at end of Meeting for discussion & questions.

Minutes Approval:

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

President:

Residents have called with complaints regarding mosquitos?? Maybe we should let everyone what the Board does and doesn't do.

Vice President:

Jeannie spoke w/ Deb Stark after the Koffee Klatch meeting regarding pavement on 22nd Street at the corner of Cave Creek and about the possibility of quit-claiming the portion of driveway behind the stores. Deb will investigate that.

Secretary:

Making phone calls and coordinating dates & times to meet with homeowners to get them to vote and have their signature pages for the Amendments notarized has been a very slow process.

On the 3rd Amendment (Age Restrictions) we are short 101 signatures to pass.

On the 4th Amendment (Rentals) we are short 121 signatures to pass.

The Annual Members' Meeting & Election is Tuesday, December 16th. Voting will be from 6:30PM to 7:30PM. The Annual Members Meeting will start at 7:00 PM. There are 2 seats to be filled. Nomination Forms are available in the newsletter and the book and need to be submitted to any Board Member by December 1st. I will not be running for the 2026 Board. Any Lot Owner may submit an item for discussion to be placed on the Agenda by submitting written notice to the Secretary of the Association no less than 15 days (December 1st) prior to the meeting of December 16, 2025).

Met with Dave Kroll (Friends of Northtown) re Thanksgiving Dinner details. So far, we have 65 reservations – 55 at the Clubhouse and 10 home deliveries. All leftovers are going to Maricopa Re-entry Center.

We currently have 4 homes in the sale process.

Treasurer:

Thank you to those who attended the Budget Meeting. You have a copy of the 2026 Proposed Budget in your packet.

- Linda made a motion to approve the 2026 Proposed Budget. Naomi seconded and the motion passed without objection.

- Linda made a motion to approve the 3% increase to the 2026 Association Dues - Annual \$663.84; Semi Annual \$331.92; Quarterly \$165.96; Monthly \$55.32. Jeannie seconded and the motion passed without objection.

Jeannie thanked Linda for all the work to put the budget together.

Facilities:

The December calendar for the Clubhouse is filling up quickly, so if you are planning to rent the Clubhouse, please contact me with the dates & times of your planned event. We will be having the floors cleaned and buffed. The cost will be around \$250.

Architectural Control & Compliance:

Emmy and Penny toured the property and found a tremendous number of weeds and spurge. We will be sending out courtesy letters and fine notices as soon as possible. There were no Architectural Control requests.

Roads & Grounds:

We will be trimming the trees in front of the Clubhouse and have three bids: \$3200, \$3200; and \$2873. We would like to award the bid to Sierra Sun - \$2873. On their bid, they also listed amounts for other services and treatments which we may do in the future.

Doug asked if someone on the board would make a motion to accept the bid from Sierra Sun.

- Naomi made a motion to accept the Sierra Sun bid. Jeannie seconded and the motion passed without objection.

Jeannie asked about the cactus removal which was listed on the bid and Doug explained where it was and that an arm had broken off and the cactus is rotting.

Discussion/Questions:

Sheila asked if we should continue having Yard Sales. Even though there were not many yard sales, there were a few that made quite a lot of money. Naomi said it is in our documents to have yard sales twice/year. Naomi said once she has the dates for the Bulk trash, she will coordinate dates for the yard sales. The only restriction being we cannot have yard sales conflicting with the Weavers the first Saturday of each month (except during the Summer. Dave Filipiak will call the City for the Bulk Trash dates.

Beverly Bernal informed the Board that she will be away at the end of the month, and that she must receive articles for the newsletter by the 20th of the month.

There being no further discussion or questions, the meeting was adjourned at 7:06PM.

Respectfully submitted,

Naomi McCarthy, Secretary