

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
December 9, 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, Frank Vance

Absent: Penny Glico

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 November 11, 2025, Board Meeting Minutes. Linda seconded and the motion passed without objection.

President: How are amendment votes going? Naomi gave this information: For the Amendments, we need 211 for passage. We are 95 short on the 3rd Amendment (Age Restrictions) and on the 4th Amendment (Rentals), we are 115 short for passage. I want to thank our notaries, Maryann & Theresa Wierick and Jean Shelton (who just received her notary renewal stamp and record book today). We will work out a better strategy but will keep going and make a motion to the Members to extend the end date to the April Members' Meeting. Jean wants to get a list of those who have not voted. Naomi will provide that list and Jean and Barry will go out and knock on doors.

Sheila continued: Next year we will be down two Board Members, Naomi and Susan are not going to run. The secy position is not as big as it seems because Naomi has taken on the Election Committee, the Newsletter, and the Census Committee, which are not part of the Secretary position. Susan's job is taking care of the Clubhouse maintenance along with reservations for parties and events. The Board needs to divey up those responsibilities. We can appoint a non-board member to take on this responsibility. Sheila voiced concern of a non-board member having access to the office and its contents.

Frank suggested have the community manager leas with a Board Member. Sheila will put a call out in the January Newsletter. We need to publish a secondary number for people to call in the meantime.

Vice President:

Jeannie King. Went over project with the Roads. We set up a meeting with Deb Stark after the Gain meeting and again after KK. The city can't give a gift of the road to owners. Storage company put two driveways onto our road. We need to find out who approved that and that it must be replatted. If not approved, we might be able to sell it to the storage company at a very low price and then it would be up to them to maintain that portion which is torn up by large trucks going in and out. They could pay for the replatting and road maintenance. Jeannie is going to send a letter to both Deb Stark and the City to find out who approved those driveways on our property. Next are signs "Private Roads, No Parking in much larger print. The police have the authority to arrest. Signs need to be in larger print.

Secretary:

The Annual Members Meeting is next Tuesday, December 16th at 7:00PM. Since there were no Nominations received for the two open seats, there will be no election at that time. We will have to decide when we can have this election take place. We could probably do this election at the Spring Member Meeting.

Nora Curtin submitted the annual PNP report to be placed on the Agenda.

The Thanksgiving dinner was a success and \$810 was donated to Agua de Vida Orphanage along with a carload of non-perishable food items. Thank you to all who worked on this event and to those who attended. The leftover food went to Maricopa Re-entry Center.

This afternoon, Friends of Northtown picked up the toys for Agua de Vida Orphanage. Thank you to all the Residents who donated a ton of toys, books, puzzles and clothing, on a very short notice.

Phil Eherenman will be giving a Christmas Concert on December 13th for all Northtown Residents, friends and families. Hope to see you there.

As a thank you to Friends of Northtown, Koffee Klatch will be serving hot chocolate on the back patio for the returning carolers on December 21st around 7:00PM.

We currently have 2 homes in the sale process.

Hope you all have happy holidays!

Treasurer:

We received a reserve fee for \$605. We are researching where this came from.

Reminder to update your banking information to reflect the new assessment dues. On the financials, Linda sent a reminder to Scott at Osselaer to transfer \$4,935 from our Road Reserves to our checking account to pay for the sealing job that was done on 22nd Street.

Facilities:

The floors were done. I had a lot of help from Phil, Brian & Bridgette. We have a lot of activity in the Clubhouse this month and are booked solid. I've enjoyed my time as Facilities Director, but personal obligations will keep me from running again. Thank you to Koffee Klatch for decorating for each holiday and season and Thank you all for your help these past two years.

Architectural Control:

We had a lot of weed notices to send out this month – more than usual because the people who received courtesy notices did not follow through.

Jeannie asked when the next bulk trash pickup will be. Naomi said we received 4 dates from the City for 2026. They will be posted in the newsletter.

Roads & Grounds:

One of our line items, Landscape Extras, has a surplus because the weather has been kind.

- I would like to make a motion to transfer \$10,000 from Landscape Extras to our Road Reserve account. Jeannie seconded and the motion passed without objection.

We have a tree, near the kitchen corner, that has two trunks. Because of the way it is growing, an arborist suggested a cable to tie those two limbs together. It will cost around \$250. There is a Mesquite tree near 22nd Street also has two limbs that need attention. Design Tree can do both projects for \$450.

We also have talked about signage for the parking lots. Doug said we need 13 signs, posts and hardware. This should not cost over \$500.

- Frank made a motion to allocate \$750 maximum for signs, etc. Naomi seconded and the motion passed without objection.

Sheila told Frank that there is a tree behind the Clubhouse with a bench under it that is covered by succors all around the trunk so you cannot sit on the bench. Frank will take care of it.

Sheila discussed that since Naomi will not be taking minutes, she found that Osselaer does provide that service for \$75. We can ask at the Members' Meeting to see if there are any volunteers. Jeannie and Naomi, both thought that was a reasonable amount.

Discussion / Questions

Bob asked the status of Waltann Road. Jeannie will get together with Bob after the meeting to give him the status of that project.

There being no further discussion or questions, the meeting was adjourned at 7:20PM.

Respectfully submitted,

Naomi McCarthy, Secretary