

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
October 14, 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

Directors Absent: Susan Nusall, Emmy Morales, 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 September 9, 2025, Board Meeting Minutes. Jeannie seconded and the minutes were approved without objection.

We had an Action without a Meeting regarding purchasing a refurbished processor for our computer. Our computer and website person will purchase, set up and transfer our documents. The cost will be around \$500. This will be attached to these minutes.

President:

The G.A.I.N. event will be on Saturday, October 18th from 8-10 AM. The Mayor and Councilwoman among others will be in attendance. Naomi and I met with Friends of Northtown Church Group to discuss possible events and ideas: Thanksgiving, Easter, Car Wash, and BBQs. The group has a van and could offer rides to church.

There is a new law that anyone using their home for an Air B&B must obtain a permit which requires them to notify nearby residents and organizations of the owner's name, address, and contact information. We received 2 notices, but they are south of us and would not be of interest.

Sheila met with a pool repair contractor to look at our cool deck. Not good news, he pointed out several new spots that are crumbling and some seams that need repair. He was extremely informative and came highly recommended by Osselaer. He estimated that it will cost over \$5000 to repair and repaint. She asked if we should get formal bids. Board said yes and Sheila will work on it.

Vice President

Jeannie is working on street repair for the corner of Cave Creek & Waltann. She invited Deb Stark to look at the area after the G.A.I.N event when she will explain the challenge we have with the traffic from the back driveway from the businesses using our street. We have a package of maps and history of that corner that we will give her.

Secretary:

Sadly, two longtime residents have passed away, Joyce Kuhlman and Julie Shusterman. I have revised the map for the Seal Coating and made copies for Roads & Grounds to pass out to the residents affected.

Despite extending the deadline to vote and have Signature pages notarized, not one person came to the Clubhouse on the days scheduled and posted. We need to change our strategy and make phone calls to set up dates for voting and notarizing. The numbers are **Age Restrictions** – 124 FOR & 18 AGAINST **Rentals** – 98 FOR & 47 AGAINST.

Plan on coming to the G.A.I.N. event this Saturday. Make your reservations for the Thanksgiving Dinner. The RSVP phone numbers are in the Newsletter.
Currently, we have 3 homes for sale, there have been no closings.

Treasurer:

Reminded the Board and residents that the Annual Budget meeting will be November 1 at 1:30PM in the Clubhouse. All residents are invited to come.

I spoke with Penny and Heather regarding homeowner's confusion regarding a processing charge on paper and e-check payments for their Association Fees. Linda also spoke with Keith to have it removed. Penny will follow up with Gerardo.

Linda received an email from Keith regarding our CDs. He is checking on other banks with better rates for our CDs. All our CDs are in one bank. Sun West has our checking, savings, the cash sweep account and Road Reserve Account.

How would we feel about using a different bank for our CDs? The Board felt wherever Keith can get the best rate would be fine with us. Linda will get back with Keith.

Facilities:

Sheila reported for Susan. Remind everyone to get their Holiday reservations in as soon as possible as dates are filling up. Naomi said that Phil has asked to reserve the second Saturday in December for a Christmas Concert. Naomi will put a note on Susan's calendar. Naomi will check what night the Friends of Northtown are caroling. Sheila wants to make sure we invite the Friends of Northtown to Phil's Concert.

Architectural Control & Compliance:

Penny reported that she and Emmy will be inspecting the community this Friday, mostly for weeds and spurge. There have been a lot of tree violations, trees need to be kept trimmed. Homeowners need to be aware if their tree limbs are invading or hanging over a neighbor's yard.

Roads & Grounds:

Sheila reported they will be cutting down the dead citrus tree in front of the Clubhouse parking lot.

Questions & Discussion:

Linda asked Penny if anything can be done about a person putting cactus cuttings into the blue recycle bin as this will ruin the whole load on the truck. Penny said it is up to the City.

Someone asked the date of the sealcoating. Naomi responded, October 28th – 29th.

Another person asked about the Yard Sales dates. – November 7, 8, and 9.

Dave asked if Bulk Trash would take shower doors – they won't take glass. You could take it to the dump.

The meeting was adjourned at 7:00PM.

Respectfully submitted,

Naomi McCarthy, Secretary
Attachment: Action Without A Meeting

office computer vote

From: s.ruling@aol.com (s.ruling@aol.com)

To: f.p.vance@gmail.com; kingjeannie79@gmail.com; naomi.mccarthy@cox.net; mamasue55@cox.net; emy724@yahoo.com; lbarvitz@yahoo.com

Date: Monday, October 20, 2025 at 07:07 PM MST

the office computer is obsolete. too slow, not enough memory , too much junk etc. our computer wiz has found a great deal on a Dell for \$462 and he will purchase for reimbursement, complete transfers, get rid of junk, handle connections and we will have a super office set-up.

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please vote yes or no

I vote yes.

Sheila

Re: office computer vote

From: Jeannie King (kingjeannie79@gmail.com)

To: emy724@yahoo.com

Cc: s.ruling@aol.com; f.p.vance@gmail.com; naomi.mccarthy@cox.net; mamasue55@cox.net; lbarvitz@yahoo.com

Date: Monday, October 20, 2025 at 07:58 PM MST

I vote yes.

Is it new; what model is it?

Jeannie King

Re: office computer vote

From: linda barvitz (lbarvitz@yahoo.com)

To: f.p.vance@gmail.com

Cc: s.ruling@aol.com; kingjeannie79@gmail.com; naomi.mccarthy@cox.net; mamasue55@cox.net; emy724@yahoo.com

Date: Tuesday, October 21, 2025 at 08:38 AM MST

I vote yes for the computer processor in the amount of \$462 plus tax.

Linda

Sent from my iPad

Re: office computer vote

From: naomi.mccarthy (naomi.mccarthy@cox.net)

To: s.ruling@aol.com; kingjeannie79@gmail.com; mamasue55@cox.net; emy724@yahoo.com; lbarvitz@yahoo.com; f.p.vance@gmail.com

Date: Tuesday, October 21, 2025 at 08:38 AM MST

I vote yes, plus sales tax.

Re: office computer vote

From: Susan Nusall (mamasue55@cox.net)

To: naomi.mccarthy@cox.net; s.ruling@aol.com; kingjeannie79@gmail.com; emy724@yahoo.com; lbarvitz@yahoo.com; f.p.vance@gmail.com

Date: Tuesday, October 21, 2025 at 08:41 AM MST

I vote yes for the complete cost

Re: office computer vote

From: Emmy Morales (emy724@yahoo.com)

To: s.ruling@aol.com

Cc: f.p.vance@gmail.com; kingjeannie79@gmail.com; naomi.mccarthy@cox.net; mamasue55@cox.net; lbarvitz@yahoo.com

Date: Monday, October 20, 2025 at 07:51 PM MST

I vote yes!
Sent from my iPhone

Re: office computer vote

From: Frank Vance (f.p.vance@gmail.com)

To: s.ruling@aol.com; kingjeannie79@gmail.com; naomi.mccarthy@cox.net; mamasue55@cox.net; emy724@yahoo.com; lbarvitz@yahoo.com

Date: Tuesday, October 21, 2025 at 07:37 AM MST

I also vote yes.

Frank