

Northtown Homeowners' Association Inc.  
Open Meeting Minutes  
March 10, 2026

**Call Meeting to Order:**

Sheila called the meeting to order at 6:31 pm.

**In Attendance:**

Sheila Ruling

Linda Barvitz

Frank Vance

Emmy Morales

Jeannie King

Sharla Cook – Community Manager, Osselaer Management Group

**Pledge of Allegiance**

**Sheila Reminded Everyone of the Meeting Protocol:**

This is a business meeting, no cross-talking, using the microphone, discussion after a motion is made and before a vote. There will be time at end of Meeting for discussion & questions.

**Approval of Meeting Minutes February 10, 2026:**

Lynn made a motion to approve February 10, 2026, meeting minutes, seconded by Frank, motion approved without objection or changes, motion carried.

**President:**

Pool deck bids. There were 4 bids received ranging in cost between \$13,000.00 - \$24,000.00. The Board unanimously agreed that they were most comfortable going with the current pool maintenance company due to the long-standing relationship between the community and them.

Love Pools was the only vendor that would offer the warranty related to seepage up from the concrete. It is noted that Linda did research on all companies with the registrar and the BBB. Sheila, Emmy and Frank stated they preferred to go with Love Pools. Frank motioned to accept the bid from Love Pools and Linda seconded the motion, motion carried and approved.

**Vice President:**

Report given by Jeannie who reported that there are grants available through AARP for financial assistance. Then pool project would qualify under safety and mobility concerns.

The grant amount would be between \$10,000 and \$20,000. Sheila has been in contact with Deb Starks office, and the grant is in the process of being written up and will be submitted shortly.

Shelia is researching for a grant to assist with the curbing to make wheelchair accessible. The estimated cost is \$1500.00 each and there are 16 total.

**Secretary:**

Linda reported that there are 3 properties for sale. 1 closed and the Board welcomed Robert Torrence to the community. It was stated Amendment update- Age Restriction, 22 votes short; Rentals, 57 votes short. A big thank you to Naomi, Jean and Barry for their help in going door to door for signatures.

**Treasurer:**

See Financials.

**ACC/Compliance:**

Two architectural were submitted for painting of the home and drainage, Emmy stated both were approved.

**Violations:**

Weeds/Spurge

Courtesy – 6

Second Notice - 1

Fines

2 - \$50.00

2 - \$75.00

2 - \$100.00

**Roads and Grounds:**

Frank reported they have received 3 bids for the paving project, ranging from \$115,000.00 - \$135,000.00. The east end of Waltann at the alley will require inspection and approval from the city before proceeding. Bids are good for 30 days.

Frank suggested at the April meeting a contractor will be selected.

It was noted that there are 2 lights on the southwest side of the clubhouse are not working.

Also noted, 2 outlets in the clubhouse are not working.

**Osselaer Management:**

Sharla stated that Ramsey Power repaired the lights on the Northtown sign on the east side of the pool and will have Ramsey fix both the lighting and outlets as well as install motion sensor lights in all restrooms, total of 4.

Sharla will inquire about hauling off the refrigerator at the pool.

**Old Business:****New Business:****Comments, Questions:**

It was brought to attention that the flag is torn and needs replace. There is a new flag in the clubhouse, will need a volunteer to replace the old one.

Additional comments, that the weeds are heavy in the cracks around the parking area.

Jay volunteered to spray these.

The clock in the exercise room has been replaced with a new clock.

**Meeting adjourned at 7:04 pm**

**Submitted by:**

Sharla Cook

Community Manager

Osselaer Management Group