

**NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS OPEN MEETING MINUTES**

**Tuesday May 12, 2026 – 6:30 PM**

**Call to Order: 6:32 PM**

**Pledge of Allegiance**

**Sheila stated meeting protocol.**

**Roll Call:** Sheila Ruling, Jeannie King, Frank Vance, and Sharla Cook, Osselaer Management Group. Absent, Linda Barvitz, Emmy Morales. Sheila stated there are 3 (three) officers present, which makes a quorum to vote.

**Approval of Minutes:** April 10, 2026 – Sheila Motioned to approve, Frank 2<sup>nd</sup> the motion, motion approved, motion carried.

**Reports:**

**President:**

Sheila stated that she is busy coordinating projects. There is nothing to report yet and there will be more information in the upcoming June newsletter.

While Linda is away, Sheila will be covering her responsibilities as Treasurer.

**Delinquency Accounts** – There are 30 homeowners who are in default on assessments and fines.

**NORTHTOWN HOMEOWNERS' ASSOCIATION BY-LAWS - (Revised December 15, 2020)**

**ARTICLE V**

**POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

**SECTION 1: POWERS**

The Board of Directors shall have the power to:

- B.** Suspend the voting rights and right of use of the recreational facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association.

Sharla will gain information from legal counsel on retainers regarding;

- Are delinquent owners prohibited from attending activities held in the recreational facilities.
- Should there, or is there, an established threshold or guideline for when a delinquent account receives a Delinquency Letter, Intent to Collect Letter, and a timeline for the delinquent account to be turned over top collections.

### **Amendment Update**

Age Restriction – 7 votes short

Rentals – 45 votes short

The Board will continue to contact homeowners for additional voter participation.

Sheila stated there are 8 to 10 homes for sale, 1 has a pending contract.

April Financials look good nothing to report.

### **Vice President:**

Jeannie is working with Deb Stark and AARP on Grants.

Jeannie will be retiring in May and has rented the clubhouse out for May 23, 2026, for a celebration with a band and dancing. The community is invited to attend. There will be more information in the upcoming newsletter.

Dinner – 5:30 - 6:30 (Bring a dish if you like but not expected.)

Dancing with a Live Band – 6:30 – 8:30

Jeannie made the Motion to suspend the Monthly Board Meeting for the Month of June, due to Board Members are out of town and there will not being enough Members present for a quorum to do business. Sheila 2<sup>nd</sup> the Motion, Motion approved, Motion carried.

### **ACC:**

Sharla reported the latest violations:

### **Courtesy**

Weeds – 4

Painting of a wooden fence gate – 1

Items stored in carport – 1

Painting of foundation to match the color of the paint on the home – 1

## Fines

\$75.00 – Trimming of trees and bushes – 1

\$75.00 – Painting of the water heater door – 1

## Roads and Grounds

Frank stated that the paving project is set for May 21, 2026, Thursday and May 22, 2026, Friday. A notice will go out to the community regarding important information related to daily start and end times and parking for the homes directly affected by the project.

- The homes that will be restricted from driving on the areas being paved will be able to park in the clubhouse parking lot overnight.
- The Board and Community Manager received 5 bids to provide a certified security guard to monitor the clubhouse parking over the 2 nights.
- The proposal received from True Blue Security was to monitor the lots for 10 each night. The Board asked to reduce that to eight hours from 9 PM - 5 AM.

Frank Motioned to approve the proposal from True Blue Security with the adjusted hours. Sheila 2<sup>nd</sup> the Motion, Motion carried.

## Facilities

Pool is ready to be enjoyed by the community. The Community Pool Manager, Jay B., can issue pool passes for homeowners' guests.

There is concern that additional signage is needed at the pool to bring awareness that **patio furniture and umbrellas must not be placed on the new decking as it will cause damage to the surface.**

Jay requested that he be able to purchase 2 additional signs, the Board agreed.

## Comments, Questions:

A service tech did come out to inspect the urinal on the left in the clubhouse to ensure it was flushing correctly. Members are asked to notify a Board member or Sharla, the Community Manager, if they see it is not flushing properly.

Dave reported that during the paving project the homes directly affected by the closure, their mail will be held for 2 days. Homeowners can go to the post office and pick it up or it will be delivered as usual on May 23<sup>rd</sup>. Dave has also notified the Fire Department and the Phoenix Police of the closures. A flyer will go out to all homes.

Meeting adjourned at 7:20 PM

Minutes submitted by:

Sharla Cook

Community Manager

5/13/2026