

**Northtown Homeowners' Association, Inc.**

**Minutes of the 2017 Regular Spring Corporate Members' Meeting**

April 18, 2017

Calling the room to order, President Dave Ransom made two announcements: (1) new road reserve CC&R may be signed at the back of the room, at no cost to current owners -- a \$550 fee paid once by new home owners in our community; and (2) There are NO signatures on the four requested petitions distributed at the Annual Meeting for one-time nor increased assessments.

At Dave's request, the Pledge of Allegiance was recited and moment of composure and silence observed.

**1.0 Dave then called the Members' Meeting to order at 7:07 PM**

**2.0 Approve Business Agenda:** Business Agenda was seconded and passed without opposition.

**3.0 Minutes – Secretary, Susan Armstrong:** Motion to accept Annual Meeting's Minutes was seconded by lot owner #204 and passed without objection.

**4.0 Financial Reports – Treasurer, Roberta Gluth:** Distributed Reports were accepted without objection.

**5.0 Directors and Committee Reports**

Roads and Grounds – Doug Snyder: Estimates are available from various contractors regarding work on street repair. Gravel was placed on the left side in the planting beds between the front of the building and the sidewalk of the 6-plex. Gravel will also be placed on the other side as well. Lighting for the common area around the clubhouse and pool has been almost completely done using City grant money. There is a large area from the flagpole out to the pool that is dark. That flag pole will be converted back to a light pole on the west side of the pool to illuminate that area.

Pool and Clubhouse - Facility Maintenance – Patrick McHugh, appointed Manager. Air conditioning service and lights in the clubhouse have been taken care of. Position of Events Coordinator is open for scheduling of clubhouse events. Doug Snyder reported a lot of work was done on the pool in January, February and March. The interior wrought iron fence was painted and five existing posts were replaced. A hydraulic test was performed on all plumbing in and out of the pool and it was determined that three of the skimmers need to be replaced. All five skimmers should be replaced at the same time. The area around the skimmers at water level, the tile will need to be replaced. That involves draining the pool and will cause the pool to crack. The pool should be redone at the same time the skimmers are replaced and consideration given to having the work done in October after the summer swimming season.

Architectural Control – Terry Sorensen: 9 new permits requested. All approved. We're noticing an increase in weeds and trash.

Compliance – Susan Armstrong: Twenty-five new Notice of Infraction Letters sent out.

**5.0 Member's Topics for Discussion:**

**A. #211F Peter Amato to speak on STREET REPLACEMENT**

Pete announced the fees required by the City plus surveying is required to verify 10% open area remains after all the new lots are removed. As he now believes all of Northtown can have 8,000 square foot lots, he upped his estimate from 30 to 35 thousand gross on those lots. From a newsletter article listing possibilities being researched, Pete took exception to even considering that the board should be in control of funds from the sale of common area or the eventual assessments collected from new lot owners.



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Mr Amato continued to propose a "trustee" be elected to co-sign decisions over such funds. Further that an Independent Study Panel be formed that would submit plans in line with our CC&Rs and bylaws to the owners. Omitting State Laws, he then attempted to make motions from the floor for the purpose of calling a vote.

President Ransom interjected a point of order in that All of the members having not been notified prevents their being any vote. Mr Amato ignored the State's requirements and, with the support of over a dozen of the less than 40 attendees, proceeded to make motions, tried to get a count of lot owners present, figure out what a quorum was and count anonymous hands amid a cacaphony of suggestions on how to even verify qualified voters. When the demonstration of WHY the State requires notices, rosters and ballots subsided, Pete introduced Wayne Reder as his appointee for chair of the proposed study panel.

Wayne stated that the Board could use the assistance in this area and that there would be no other changes made. A notable amount of comments generally praising Wayne's qualification ensued.

**B. David Ransom, President, to speak on Verifying / Defining and then Decisions.**

The board will verify and define, publish and then put it to a vote.

I have to make sure the rules get followed. Everything is definitions: 20% [56 lots] is a quorum; sending out absentee ballots and notices to ALL owners over a month ahead of time, and so forth – all State Laws. I think it's a good idea. But it's usually motion, 2<sup>nd</sup> and THEN discussion. Nearly 80% of your fellow members have neither had opportunity to hear nor READ any of this.

Your association need the assistance, not just the board – you are a Self-Managed HOA. The Board really can't do all that much without a membership vote.

Is there anything else anybody else would like to add to any of these topics? We have two notaries in the back. We have the approved Reserve Contribution CC&Rs being sent out to all members who are not present. There are other HOAs out there who have these CC&Rs; they've tested them.

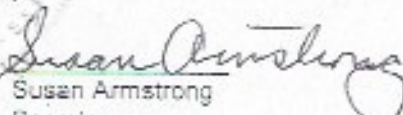
Someone spoke of a friend in a community also responsible for their own roads. We are not unique in our problems. There are other communities that have our problems. We also can hear from HOAs who have resolved similar problems – and HOW they ended up funding their roads.

Dave discussed the FREE authoritative attorney advice that is now being used via Mulcahy's Law firm. We do have a director training package that goes out to all new directors. The courage to accept things you can't change and courage to change things you can - all you have to know is which is which and learn from a lot of mistakes. We do have to learn. After September we'll be talking about corrections and omissions in just our bylaws. No one's to blame, they just weren't AS aware.

Well, if there's no further business, is there a motion to adjourn? OK. Second? Motion seconded.

There being no further discussion, the President adjourned the Meeting at 8:23 p.m.

Respectfully Submitted [as transcribed from recordings by Rosemary McCauley].

  
Susan Armstrong  
Secretary