

**Northtown Homeowners' Association, Inc.**

Minutes of the 2017 Regular Autumn Corporate Members' Meeting

September 19, 2017

1.0 Calling the room to order, President Dave Ransom announced that there are still NO signatures on the four requested petitions distributed at the Annual Meeting for neither one-time nor increased assessments. Also, the **Directors and Committee Year-to-date Reports** are to be read from on the backs of the agendas.

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

2.0 **Dave then called the Regular Autumn Corporate Members' Meeting to order at 7:07 PM**

3.0 **Approve Business Agenda:** The meeting's published and distributed Agenda was seconded and accepted by a show of hands, without objection.

4.0 **Minutes – Secretary, Susan Armstrong:** Motion to accept Regular Spring Meeting's Minutes was seconded and accepted by a show of hands, without objection.

5.0 **President's Summary – "Progress"** [Topic of September's Newsletter Article.]

6.0 **Questions on Directors and Committee Year-to-date Written Reports .**

There was one question/comment from lot 211F regarding progress on the 2014 Land Transfers, implying that delay may cost the Association. He then stated he'd like to read from an unidentified "letter" – being then again reminded that all written items introduced at a corporate meeting must be attached to those minutes, and was requested to first provide a copy to our Secretary, in compliance. Ignoring the requirement, 211F then directed his attention toward the audience, asking if the unregistered attendees would like for him to read from the still unidentified letter – fewer than seven hands were raised. The president noted it obvious the response not even near a simple majority and again requested presenting a copy to the Secretary. However, 211F just re-phrased his undefined motion to, "How many do NOT want [him to read an anonymous letter]" resulting in a vast majority of the attendee's hands being raised. 211F sat down, closed the purported letter into his folder and left the meeting.

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

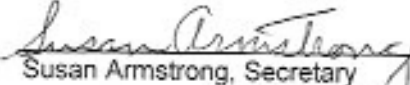
5.1 Lot 205, Doug Snyder: discussed our considering alternatives to the now realized much futher off in the future and way less than 'predicted' availability of common areas that could be lawfully represented as for sale. The emotions have settled and its time to get more objective and realistic. A Special 'Street Financing' Meeting for the Members was announced for 9:30AM on Saturday, 9/30/2017. Doug passed a sign-up sheet for those interested in a group to openly meet to further learn about and discuss options.

5.2 Lot 209J, via Bob Carver wanted to know why the directors no longer bought Thanksgiving Turkeys. It was pointed out that those boards just took about \$2.50 each from ALL 281 owner's General Fund, ... to buy turkeys for only a few owners, renters AND guests that showed up – way LESS than a majority. The topic of street numbers was left to NBW/Pnp#1323 to include in their next grant as the board has already approved standards which ALL owners requesting numbering must meet – *including* those whose labor and materials would be provided by NBW/Pnp#1323's *independent* [NOT the "joint/corporate"] grant.

8.0 **Adjournment:**

There being no further discussion, the President adjourned the Meeting at 8:23 p.m. without objection.

Respectfully Submitted

  
Susan Armstrong, Secretary

Attch: Director & Committee Year-to-date Reports  
- President's September Newsletter Article.

Northtown Board of Directors Report  
January 2017 thru September 2017

**Architectural Control – Terry Sorensen**

YTD we had 28 Architectural Control requests compared to 38 YTD in 2016. That is an approximate decline of 30% year over year. In 2016 we had a total of 74 requests so almost 50% (36) came after 9/20/16.

**Treasurer - Roberta Gluth**

- 15 mid year letters were mailed. Some were for delinquent dues but some were just to correct wrong amounts sent in. 10 paid late dues or corrections. Still waiting on 5.
- 1 letter sent for late dues.
- 1 post card for first reminder of late dues.
- 19 post cards for second reminder on late dues
- There were no fees waived so far this year.

**Compliance – Susan Armstrong**

- There have been 86 intent to enforce letters sent out so far this year. Most of these were for weeds.
- I have 68 notarized signatures for the creation of a new CC&R that would create a reserve account for future street repairs. This would be a \$500 fee for new home buyers in our community. We will have the form to sign and notarize for your convenience. We need 210.

**Roads & Grounds – Doug Snyder**

- Street Maintenance: We have patched several areas in the streets along Waltann and on 23<sup>rd</sup> Street with cold mix asphalt and after two months they seem to be holding up. Will apply this material in a few more spots to test and if we continue to see good results we may expand this effort to help smooth broken down pavement.
- Our six speed bumps have been repainted to make them more visible for safety of residents and visitors.
- Landscape: Repaired the water line from the meter at the street to the clubhouse. This is the second time this line has been repaired. Most of our water, electric, and phone infrastructure is over 40 years old now and will need ongoing attention. If you see a leak please call any member of the Roads & Grounds Committee.
- We are taking bids to remove the ash trees along the street in front of the pool and clubhouse. They have been failing for several years and our tree service has advised that they cannot be saved. We should complete this work by the end of October.

## Progress ?

Your 'community' began its development *before* Arizona's many if any zoning laws; ... and before the mafia's influence on Arizona Real Estate was exposed and corrected. Streets on our East side are not only two years *older*, but they are also over two inches *thinner*. Even the replacement developer for our West side homes went uncaringly about setting lot sizes and lot lines, but '*progress*' was made on the quality of homes and streets. [Nowhere near the standards and requirements even just 20 years later.]

Over the years, your 'community' also had *different* CC&R's for each of its three development phases.

Over the years, Arizona increasingly developed our Corporate and HOA laws – to protect the owners from small groups which would exert their own values over members – the requirements for presenting items for a vote to ALL members, well in advance of ANY vote *IS* '*progress*'. The number of new HOA laws just within the past 20 years would make the heads of prior directors spin. Plus the records and procedures that HOA's must now keep – including *INCREASINGLY* electronic records – have also. It's 100% incumbent upon the Association – your 'community' CORPORATION – to *prove* that they *DID* comply with State and Community directives. If not, ... then the corporation has no ability to enforce.

That small groups can no longer effect preventing ALL members from discussions or voting – *progress!*

Over the years, your 'corporation' has therefore *INCREASINGLY* required HOA specific legal counsel. That is to say, YOU have increasingly required an HOA Attorney to protect YOUR rights. If it were not for HOA attorneys WRITING and vetting any and all proposed changes to Community Documents – well, it's been tried. It *is* a lot more expensive to FIX a community document with a provision not legal in Arizona than it is to get it right *BEFORE* any vote.. We DO NOT write our own – that's progress, too.

No need to remind you, over the years, '*progress*' has made our society more complex AND expensive. That is also true of Arizona regulations for Corporations, HOAs as well as developing Real Estate. Our community began with a Management Company. But, long after we were *completely* [right or wrongly] developed, we'd no need for legal knowledge much beyond simple letters and liens – most so simple a bookkeeper did them; ... but even these HOA regulations increased in complexity to '*attorney*' levels. We've '*progressed*' in our *needs* from *JUST* "HOA certified", to *also* "Real Estate" certified, to *also* being "Land Use" certified and now to *ALSO* a law firm being "Developer" certified. [We do not yet have the latter, as the retainer *they* require is *ALSO* not in 2017's remaining budget.]

IF you know there will be no vote at this OR the last Corporate Members' Meeting because you were not notified to even be included in the preliminary discussions *a month ahead*, then that's '*progress*' as well. IF you noticed that ours is NOT *just* a "members meeting" – then you also realize that OUR members' meeting ARE governed by Arizona CORPORATE laws, ... as well.

Though there's no budget left for expensive new CC&R's this year, we've still no progress on receiving *documentation* from the City certifying WHAT '*new lots*' nor WHERE new homes CAN be built – the requirement for even the *FIRST* CC&R required for all members to '*vote*' their acceptance of building in any proposed areas of your common area. However, we HAVE '*progressed*' to where we can *correct* a few and add new [less expensive] Bylaws: to protect your reserve funds to be controlled *only* by ALL member's votes; to have any *eventual* funds from the sale of any common areas put *into* reserves; and even a requirement that YOUR corporate directors be *at least* exposed to certified training on *CURRENT* HOA requirements.

Be aware of a way more *complex* and *expensive* future than ever thought; even one year ago.

# NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

## Regular Autumn CORPORATE MEMBERS' MEETING - AGENDA

September 19<sup>th</sup>, 2017

1. **Call the Meeting Room to Order** – President: *Dave Ransom* Scheduled: 7:pm

> **Announcements:** **Written** YTD reports are on opposite side of this page – Please read.  
Questions addressed later under agenda item #6.

Special 'Street Financing' Meeting for Members @ 9:30AM Sat. Sept. 30<sup>th</sup>.

Request all stand: Pledge of Allegiance / Moment of Silence – Hurricane victims / FEMA

2. **Call of Autumn Members' Meeting to Order** – *Dave* Time: \_\_\_\_\_  
[ Recorder? ]

3. **Approve Members' Meeting Agenda** – Floor motion to Amend: \_\_\_ / 2<sup>nd</sup> to Accept: \_\_\_ / V \_\_\_

4. **Approval of Spring 2017 Regular Corporate Members' Meeting Minutes** –  
Floor motion to Amend: \_\_\_ / 2<sup>nd</sup> to Accept: \_\_\_ / V \_\_\_

5. **President's Summary** – "Progress" [Topic of September's Newsletter]

6. **Questions** – on Year-to-Date Reports – [See opposite side of this Agenda for whom to address.]

> **Please:** ... wait to "be recognized by the chair", ... **state your lot #** ... then speak to be heard.

7. **Member's Topics** – Moderated Discussions among Board and Member-Owner Attendees.

> **Please:** ... wait to "be recognized by the chair", ... **state your lot #** ... then speak to be heard.

A. Lot# 205 Doug Snyder – Rational Roads Financing

B. Lot# 209J JoAnn Cellers – Thanksgiving

C. Lot# \_\_\_\_\_

D. Lot# \_\_\_\_\_

Etc. Lot# \_\_\_\_\_

Z. President: **Dave Ransom** – Validate / Verify / Define & Document.

8. **Adjournment:** Motion from the floor to Adjourn \_\_\_ 2<sup>nd</sup> \_\_\_ V \_\_\_ Time: \_\_\_\_\_

[ Secretary: MP3 Recording to be immediately copied to Office PC & subsequently provided to Scribe. ]

Atch: YTD Reports ... to minutes.

## Members' Meeting Notice

Northtown Homeowners' Association  
2202 E Waltann Lane  
Phoenix, AZ 85022

The meeting of the members of the Association will be held at the above address (the community clubhouse) at 7:00 PM on Tuesday September 19<sup>th</sup> 2017.

Any Lot Owner may place an item for discussion on the agenda by submitting written notice to the Secretary of the Association no less than fifteen (15) days (Sept. 4<sup>th</sup> ) prior to the meeting of September 19<sup>th</sup>, 2017.

(Dessert & coffee will be served prior to meeting – around 6:15 PM).