

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

Spring Corporate Members' Meeting - AGENDA

April 17th, 2018

1. Call the Meeting Room to Order - President: *Dave Ransom* Scheduled: 7:pm
 - 1.1 Purpose of this Meeting: Updates: "Flooding" / "Roads" / Year-to-date Reports
 - 1.2 Written YTD Committee & Director Reports are on the opposite side of this page.
- Please READ these Reports. Questions to be addressed later under agenda item #7.

2. Call of Autumn Corporate Members' Meeting to Order - *Dave* Time: _____
[Recorder?]

3. Approve Members' Meeting Agenda - Motion from Floor to Amend: ____ / 2nd to Accept: ____ / v ____

4. Approve Annual Meeting Minutes - Motion from Floor to Amend: ____ / 2nd to Accept: ____ / v ____

5. Short Presentation – *Dave*: Maricopa County Flood Control's Three Recommendations -

6. Special Assessment Meeting – Who? *YOU*: / WHAT amount? / WHEN? / HERE! / *HOW*?

7. Questions - On Year-to-Date Director & Committee Reports:
 > Please: ... wait to "be recognized" by the chair... *then*,
 State your lot # ... *then*, speak to be heard – wireless mike is available.

8. Member's Topics — No topics were submitted to the Secretary for this meeting.
 1. Lot# _____
 2. Lot# _____
 3. Lot# _53_ In the Company of Management _____

9. **Adjournment:** Presiding Director: there being no further discussion ... w/o objection? Time: _____

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

Attach 2017 Annual YTD Reports to approved 2017 Annual Meeting minutes.

NORTHTOWN HOMEOWNERS' ASSOCIATION, INC.

Spring Corporate Members' Meeting - *YTD Committee & Director's Reports*

Treasurer: One lot into collections. **Thirty** 'Over 90' day Notices sent. Financial Reports Separate.

Arch: YTD we had 13 Architectural Control requests compared to 19 YTD in 2017. That is an approximate decline of 32% year over year. 6 of those requests coming in the last month.

Compliance: There have been 3 requests for compliance since our last Member's meeting. A lot of members are doing spring clean up/fix up and it shows. Our neighborhood is looking great.

Pool: Tear out of old cracked plaster, tiles, decking and all leaking skimmers is complete. Engineers will now evaluate how much sub-surface damage was done by years of leaking. Our contract's terms for the Re-Build phase will be reviewed by CDC Pools prior to making further payments for completion of the project. We remain *hopeful* for a Memorial Day Grand Re-Opening. [Luau anyone?]

Northtown Homeowners' Association, Inc.

Minutes of the 2018 Regular Spring Corporate Members' Meeting

April 17, 2018

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 neither one-time for ADA Clubhouse Bathrooms in order to be able to "rent" the hall to non-members nor any increased assessments. Also, the **Directors and Committee Year-to-date Reports** are presented 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 Spring 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 Annual Meeting's Minutes was seconded and accepted by a show of hands, without objection.

5.0 **Overhead Presentation: County/City Flood Control – Three Options;** all on our property & at our expense.

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

Doug Snyder clarified that not ALL of what we call streets [like Tierra Buena Circle around the 6-plex nor the narrow "shared driveways" of the Linda & Gretta cul'd'sacs] would be taken over by the city. These, as well as all three parking lots, would still be the Association's responsibility to maintain and preserve. It was stated that 2/3rds majority of a quorum of 60% of eligible voters [up to 169 owners] is required at the first assessment meeting to pass; quorum for the next vote is only 30%; then it's only 15%; etc.. When to schedule such a meeting would be determined by the election committee.

Also pointed out it would cost *an added* \$150,000+ beyond just these numbers to replace the roads to meet all of the City's requirements for us to dedicate just those roads that the City might accept.

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

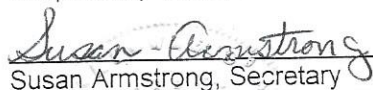
Lot 209J, Joann Cellers wanted to know why the Association would not provide a list of all the complaints about feeding pigeons so that the Police could go and talk to the residents doing so. The answer is that there has only been ONE such Request for Compliance filed against any lot. As there's no Restriction on the LOT that covers pigeons, the matter was turned over to County Health who informed us that there is also no City nor County ordinance against feeding ANY free-range birds. Any RULE prohibiting feeding pigeons, or any other activity is only valid on the Common Areas – it takes a 211+ member approved CC&R to restrict the lots. Also, that it would take a sophera for access to any lot file other than her own.

Lot 53, Dave discussed the competitive pricing of an HoA Management Company vs. just another bookkeeper or even an Accounting firm for our own Accounting [processing payments and paying bills] & Assessing and Collectiing late fees PLUS processing all the docments related to lot ownership transfers. It is also JUST this ONE area of Management Company services that our current budget just MAY be able to afford. We'll know more after the next Budget meeting.

8.0 **Adjournment:**

There being no further discussion, upon floor motion and 2nd, Dave adjourned the Meeting at 8:10 pm..

Respectfully Submitted


Susan Armstrong, Secretary

Atth: Director & Committee Year-to-date Reports
Street Assessment Handout
County/City Flood Control Report