

**NORTHTOWN HOMEOWNERS ASSOCIATION INC.**  
**Minutes of Special Board of Directors' Meeting**

**August 27, 2019**

Called and presided by Sheila Ruling, Vice President. In attendance: Director Frank Vance and Secretary Diane Guillaume. This is the entire current Board of Directors, until Members' Meeting Sept. 17.

Meeting Purpose: to assess priorities after last week's Members' vote of 98 to 45 to recall President Diane Hoverson and concomitant resignations of Pam Shirvinsky and Julie Cicero.

Sheila handed out copies of the new office key. Advised that someone will be taking possession of a large ring of unidentified keys and will endeavor to identify and label as many of them as possible. She advised that Jon Olcott has agreed to finish the one collection case he is working on for Northtown, but that he resigned all other representation of Northtown. She also advised that Diane Hoverson stated she has no Northtown documents, records, tools, supplies or equipment in her possession or control. Secretary was advised that in preparing Minutes of meetings, if something is said incorrectly in a meeting, the Secretary will record as said and then make the correction or actual fact in a footnote or endnote.

With the recall and resignations, the Board has a need to identify and prioritize current issues and problems, and assign responsibilities and tasks to the remaining Directors.

Most urgent items the Board needs to address include:

Sheila: Work with Arnold of E & E Pool on permanent fix of brown spots forming on the new swimming pool.

A decision on going back to having a telephone / fax line in the office and a 9-1-1 phone at the pool.

Sheila & Diane: Meet with Osselaer to get the books in order, 2019 and 2020 budgets, reserves.

Frank: research if Northtown can have surveying work needed to finish 2014 lawsuit done at better price than Outer Limits contract price of \$5,800.

Naomi: research various options / prices for having Northtown's election notices / ballots being done by Kinkos, OfficeMax or some other vendor at a reasonable price.

Frank: organize a team to identify and meet with competent Real Estate lawyer to see if Northtown can sell some common area to fund new roads and if so, what steps need to be taken.

Diane: research on other HOA law firms to replace Brown & Olcott.

Awaiting final word from Daniel Nies of Arizona Attorney General's Office, with clarification on what changes he would like to see in Northtown policies that gave rise to the Bible Study complaint.

With the Board of Directors so depleted by recall and resignations, Diane made a motion that Sheila be President for remainder of 2019, Frank be Vice President and she be Secretary / Treasurer. Frank seconded. Passed.

Next meeting will be regular Board Meeting Sept. 10. Nadine Wells is the only candidate on the Sept. 17 Members' meeting ballot to replace Joni Zarko. Perhaps Nadine will agree to take on Architectural Control.

Diane reported that of the 10 weed abatement requests, she found 3 already cured. Sheila and Diane signed the forms and they will be out in tomorrow's mail.

Respectfully submitted, Diane Guillaume, Secretary / Treasurer