

## **Minutes September 10, 2019 Board Meeting Northtown Homeowners Association Inc.**

Meeting called to order by President Sheila Ruling at 6:35 PM. Present were Vice President Frank Vance and Secretary / Treasurer Diane Guillaume. Diane gave Sheila the cash proceeds from petty cash reimbursement check, to be put in cash box in the office. Pledge of Allegiance.

President announced that following the Aug. 20 recall of former President Diane Hoverson, two other Board members resigned: Julie Cicero and Pam Shirvinski and that Secretary / Treasurer Diane Guillaume turned in her resignation today, effective after this evening's meeting.

President advised that with only three Board members, any time two discussed anything, it was a quorum and technically should be noticed as a special meeting, which was not practical. We prepared "Minutes of Actions Taken Without Meeting" to memorialize actions taken. Frank made a motion to accept all the various Minutes as drafted, seconded by Sheila. Passed.

President announced we are having an office phone / fax. Line installed but looking for the actual telephone. Phone number will be 602.612.4434 and will be in the next Newsletter. We will not have a 9-1-1 phone installed at the pool until next Spring.

President asked everyone to encourage new neighbors to get involved with HOA. Our HOA attorney resigned and she is negotiating for a replacement with similar terms. She signed the confidential settlement agreement with the Attorney General's Office and we need only to make a few modifications to our documents and all is resolved.

August financials came in today and will be presented at Members' meeting next week. Previous months' financials are in the binder on the wall.

Architectural Control: 7 weed abatement letters sent; 3 were cured immediately. Terry Sorenson and Susan Armstrong volunteered to be the Compliance ad hoc committee going forward.

Roads & Grounds: Frank, Dave Ransom, Doug Snyder, Terry Sorenson, Don Platon working on full report to be presented in October Board meeting. Asked that the R&G budget be restored to former level of \$4,000: currently \$2500. Motion to do so by Sheila, seconded by Diane. Passed.

Pool: full report at Members' Meeting, but Sheila has been working with the divers trying to clean the stains from pool. Nadine Wells has assumed all responsibility for the clubhouse and pool. President asked for volunteers to be a backup for Nadine to help with open / lock-up, etc.

Inquiry if the Board can appoint interim board members until next general election: no but can appoint Northtown residents as Manager of certain projects or ad hoc committees. Don Platon will prepare sign-up sheets for various projects to be available at Members' Meeting.

Don Platon will prepare volunteer sign-up sheets for next week's Members' Meeting.

Nadine installed new key box and a resident is working to identify all the unidentified keys on hand.

Question about unauthorized people driving through Northtown: student driver cars or people taking videos of Northtown and overnight parking on the street. Answer: try to get license # and report it; there is a form on our website to leave on the car and if not resolved, report to Compliance.

Don Platon volunteered to do agenda for Members' Meeting. Election and meeting will start at 6:30.

Meeting adjourned 7:25 PM. Respectfully submitted, Diane Guillaume