

NOPTHA Board Meeting Minutes
May 9, 2011

In attendance:

Kathy Giesen, Donna Leudesdorf, Vickie Dell, Diane Welsh Board members
Bonnie Anderson, Patti Lundeen - Sterling Management
Special Guest: Jaffett Jefferson and Cameron of Eagle Roof Cleaning
Owners: Dave Wilcoxon, Adrian Stewart, Peter Hurley, Melissa Diamond, John Moses

Meeting called to order by Kathy Giesen @7:02

Treasurer's report: Reserve balance: \$135,599.74

Umpqua Bank balance: \$13,359.98

Minutes from April meeting were approved unanimously.

Jaffett explained the moss removal and cleaning process his crew plan to carry out. All the roofs will be scraped free of moss, zinc demossifier will be applied. All downspouts and gutters will be cleaned. All debris will be removed by the crew so no mess is left behind. Work to begin May 10th and be completed by May 27th.

Old Business:

1. Bonnie reported on maintenance items
2. Results of the garbage proposal for the carport units were given by Diane and Patti. Only a few people attended the information meeting. Diane and Patti went door to door and asked folks' opinions. The majority are in favor of locating a dumpster and recycling center rather than having individual carts and tubs. Sterling will pursue costs.
3. LANDSCAPE items:
 - a. Restoration pruning list and bids from Eric were examined. Board approved an additional \$300 per month to be spent on restoration pruning. Board will set priorities, starting with the landscaping around the clubhouse.
 - b. Bark - dumped piles would be \$2990; blown in \$3990; decision will be made via email after more info is gathered
 - c. Flower planting - at front sign and at aprons near front of complex - John Moses, Diane Welsh and Donna Leudesdorf volunteered
4. Irrigation updates: Erin has been given board approval to complete the \$1300 of repairs that need to be done before the system can be turned on.
5. Moss removal - was moved to 1st item on the agenda.

NEW BUSINESS

1. Maintenance items - fence repairs at #55 and #56...Bonnie will make work order for Kelly
2. Pool Opening - Kathy will call Martin the Pool Guy and get him lined up to come do the pre-opening work; will need volunteers to test the pool 2x daily
3. Community Garage Sale: to be held Saturday May 21st from 9:00 to 3:00. Parking will be allowed only in the pool visitor area or on the street. Resident traffic flow will not be interrupted.

4. Clubhouse Rental - it was moved, seconded and unanimously approved to increase the cost of the clubhouse rental from \$10 to \$20. The form will be revised.
5. Board Secretary position: with the moving and resignation of Ann Price, the board as appointed JoAnn Newton-Hester to complete Ann's term.
6. Replace old signs on the property - Sterling will check into pricing them....especially the ones on Bond Lane at the entrance to the complex near #14 and #15.
7. Paint the fire hydrant when the light poles are painted - Bonnie will put on Sterling's list

The board adjourned to executive session at 8:40.

Respectfully submitted,

Kathy Giesen (interim secretary for month of May)