

NOPTHA Board Meeting Minutes
September 12, 2011

Board members in attendance: Kathy Giesen, Donna Leudesdorf, Diane Welsh, and Jo Ann Newton Hester. Sterling Management was represented by: Bonnie Anderson and Patti Lundeen. Homeowner Marcia Peterson was also in attendance.

Meeting was called to order by President Kathy Giesen at 7:09 p.m.
Minutes of the previous meeting were approved as written

Treasurer's Report: Umpqua Bank Operating Fund \$10,040.98, Umpqua Money Market account is \$50,042.29. It earned \$47.00 interest last month. Edward Jones account is \$84,279.83 and we have a \$5,000 checking account at Umpqua Bank.

OLD BUSINESS

A. Maintenance

1. Outdoor lights

Christianson Elec. met with Kelly. They will locate the problem. Kelly is digging the hole so Christianson can return to find the short and make the necessary repairs.

2. Dry rot repair of the fence between units #65 and 66 is complete
3. Dry rot repair on storage units at #24 and 26 is complete
4. Signage repair is done
5. Screen at #60 gutter has been replaced
6. Hose bib at #18 is replaced
7. Roof maintenance: Scupper screen covers at \$1.84 each. Sterling will buy 50 of the covers to be installed in problem areas when roofs are cleaned. Eagle Roofing has given a bid for roof maintenance : \$735 and \$425 for gutter and downspout cleaning. Board asked Sterling to get two more bids. Sterling will clean the roofs in the interim before it rains.
8. Sterling presented bid to build a cover over the mailboxes: \$1400; Board requested Sterling get two more bids.

B. Pool gates have been delivered and installed. Oregon Fence returned a couple of times to get them working well. Some additional side posts had to be replaced. They appear to be working properly now. Board gave approval to pay the bill.

C. The area between #61 and 62 has been cleared of old shrubs, grass removed, dirt put down and covered with bark mulch. Area is ready for new planting. Board asked Marcia Peterson if she would choose and buy plants. She said she would consider it.

D. Directory update: Sterling is continuing to update the directory as new information is received. Kathy gave new information to Sterling to be incorporated into the information already collected.

E. President Kathy gave an update on the Umpqua Bank money market account.

F. Garbage/Recycling enclosures are done. The door locks have not yet been programmed. Diane will pass out the codes to carport units once the locks are finished.

G. Irrigation Update: roses on Norckenzie now have water to them. Unit #39 overspray issues have been resolved; the mailbox area has been reprogrammed so mail is not getting wet.

- H. Chimney/dryer vents: Sterling has not yet gotten bids for cleaning outside of chimneys. It was determined that Homeowners are responsible for cleaning their own dryer vents.
- I. Sterling will get us some cost estimates for pest control treatment for building exteriors.
- J. President Kathy will contact Highland Tree Service to prune the pin oak tree at #49 and the maple overhanging #47.
- K. Homeowner requests:
 - 1. #31 request for privacy fence extension was denied.
 - 2. Sterling will get an estimate for repair of the boundary fence on south side of #55 and will also contact Green Home Builders (housing development on Cal Young) regarding sharing of the cost of fence replacement.
- L. Unit #16 has cleaned up their deck.
- M. Unit #66 owner has not finished his deck repair that he has been working on for over 3 months. The Board is receiving complaints about excessive noise at all hours and the unsightly appearance of the area. The Board asked Sterling to write a letter giving the homeowner a timeline for completion of the work. Unit #66 has also installed a new garage door and the paint does not match the color of other units. It is noted that the garage doors in that area will be painted next summer by the Association so Unit #66 will not be required to repaint his garage door at this time.

NEW BUSINESS

- A. The pool will be closed for the winter on September 26th.
- B. Homeowners will be notified that the Board will have a one hour meeting from 7 to 8 p.m. on the evening of September 26 to begin the budget planning process for 2012.
- C. Owner Requests
 - 1. #69 dry rot on walk-in garage door; Sterling will check and repair
 - 2. #56 has a leaking hose bib on their back patio; Sterling will check and repair
 - 3. #57 sees a crack in garage roof; Sterling will check and report; #57 also requests driveway repair; this will be put on hold
 - 4. Unit #46 needs to wash wall on N. side of walkway beside garage.
 - 5. Dogs from 1535 Cal Young came through fence into back yards of #61. Board will advise owner of #61 to contact animal control when they see dogs running loose.
 - 6. #26 is requesting a new privacy fence to replace the rotted wooden trellis that was there.
- D. Parking spaces for carport units have been copied so board members can be sure owners are parking in their correct spot.
- E. Royal Refuse garbage and recycling guidelines will be posted.

Board adjourned to Executive Session at 9:07 p.m.

Respectfully submitted,
JoAnn Newton Hester
Secretary