

NOPHA Board Meeting Minutes October 15, 2012

Board members in attendance: Kathy Giesen, Donna Leudesdorf, Diane Welsh, John Moses. Sterling Management was represented by Bonnie Anderson and Patti Lundeen. Homeowners Diana Strand #52 and Jon Nuxoll #64 were in attendance.

Meeting was called to order by President Donna Leudesdorf at 7:06 p.m. Minutes of the previous meeting (September) had already been approved via email. Treasurer's Report:

Umpqua Bank money market: \$120,666.05 and savings: \$5,000

Operating Account: \$3,640.77

Total funds: \$129,306.82

I. OLD BUSINESS

- A. Scheduling of water valve replacements of #'s 37, 62, 42 and 74 are still in process. Sterling is working with owners and Kevin Cohen Plumbing to make arrangements.
- B. Directory updates have been given to the board. Board gave newest updates to Sterling to make changes for next month. Sterling will send requests for info to new residents in #'s 17, 22, 32 and 43.
- C. Reader Board has been installed. It was wobbly, so John Moses put some brackets to make it secure.
- D. Noise complaint situation @ #4/5 is stable for now.
- E. Sterling will make sure that Thompson uses the fertilizer that the Association has on hand in the maintenance room.
- F. Landscape discussion: Sterling still handling requests with Thompson's. Reviewed and updated the list: added pruning rhodies @ #43, 47 and 52.
- G. Painting of garage doors on hold until spring 2013 with the exception of #1 and #4; if there is a streak of good weather those two will be painted.
- H. Dry rot repair of fence between # 48 and 49: Moved to repair by Kathy Giesen, seconded by Diane Welsh; approved. Sterling will write a work order for maintenance.
- I. Bid from Highland Tree service of \$2,000 was approved for the removal of dead oak trees behind # 15-18. Also a dead bush @ corner of #19 was approved to be removed.
- J. Budget meeting scheduled for October 25th @ 6:00. Board will post notice and personally recruit homeowners to attend.
- K. Repairs @ #50: this unit is for sale and the board would like to get the maintenance completed ASAP so the owner can get the best offer possible.
 - Items approved: three sections of fence on the north side of property (\$350)
 - repair downspout @ NE corner
 - Kathy Giesen will check with Thompson's about doing some severely needed removal and pruning
- L. Roof inspection/bid for pitched roof buildings: We have one bid from Armadillo Roofing say all the unit roofs need to be replaced. Board requests Sterling to get at least one more bid (River Roofing) and another if possible prior to the final budget approval.
- M. Pool closure: Emerald Pool is coming to repair the ladder at the step in the shallow end of the pool. Cover will be put on as soon as this is complete. Heater has been turned off since September 17th.

II. NEW BUSINESS

- A. Unit #3 is again double parking in front of their garage. Sterling will send another letter.
- B. Request from owners to replace their wood burning fireplaces and install propane tanks instead. Kathy Giesen checked with Fred Hauk, our Farmer's Insurance agent. He gave guidelines about the insurance requirements of the licensed contractor who installs the tanks and the lines. A policy regarding this will be written up for approval by the board and then placed in the HOA packet that goes to new owners.
- C. Unit #43: lots of cigarette butts on the curb. Sterling will send a letter.
- D. Next Board meeting will be Monday, November 12th at 7:00 p.m.
- E. Adjournment at 8:50

Executive Session

Respectfully submitted,

Kathy Giesen Secretary NOPTHA Board of Directors