

## **NOPHA Board Meeting Minutes July**

Board members in attendance: Kathy Giesen, Donna Leudesdorf, Diane Welsh, John Moses. Scott Bonnell. Sterling Management was represented by Bonnie Anderson and Patti Lundeen. Homeowner Tim Hargraves #39 was also in attendance..

Meeting was called to order by President Donna Leudesdorf at 7:05 p.m. Minutes of the previous meeting (June)) had already been approved via email.

Treasurer's Report:

Umpqua Bank money market: \$131,507.11 and savings: \$5,000

Operating Account: \$3,028.68

Total funds: \$139,535.79

### **I. OLD BUSINESS**

- A. Pool fence completed and looks great.
- B. Poster size sign of most important pool rules discussed. Sterling had one bid for \$225. John Moses has another contact @ Signs Now that he contacted and was given a bid for \$55. Board asked him to follow up on this and get possibly get two signs.
- C. Water valve replacement still needed to finish @ #37, 62, 42 and 74. Sterling will follow up with a letter to #37.
- D. Chimney cleaning complete of specific units.
- E. Bids for new reader board at the mailboxes: Sterling found one that meets the size and requirements the board specified. \$251. Kathy Giesen moved and Diane Welsh seconded that Sterling order that item and place it where the old board is currently. Unanimously approved.
- F. Satellite dishes have almost all been removed. Bracket on side of garage @ #3 needs to be moved. Sterling will write letter to #66 instructing him to move his dish to a less obvious location.
- G. Payment of \$500 (half of the emergency tree removal cost) has been received from the owner of the adjacent property on Cal Young.
- H. Directory updates continue to be input by Sterling.
- I. Noise complaint from #5 regarding #4 has continued. The Board will direct the owner of #5 to contact Sterling when an issue arises and Sterling will address it with the Bell, the property management company. Donna will research in bylaws whether or not a fine can be assessed.
- J. Newsletter was approved by all as written by President Donna Leudesdorf. Agreed to send it to Sterling for pictures to be added.
- K. Landscape list for Thompson's has been compiled by Kathy and Sterling. Board was given a copy. Board prioritized the list and eliminated several of the items due to money constraints. Sterling will continue to handle communication between the Board and Thompson Landscape.
- L. Unit #14 fence has been completed. Seems too tall, but is in accordance with the plan the owner submitted and the Board approved. Owner to paint the fence.
- M. Pressure washing @ back of #15-18 is complete and looks great.
- N. Bids for driveway repair @ #57: Three vendors looked at the issue; one declined to bid, one was exorbitantly high, and one was about \$4,000. Board asks for another bid. Diane Welsh gave a name to Sterling to contact.
- O. Removal of stump debris and replanting after water valve replacement: both of these projects are on hold for the time being due to money constraints.

- P. Board volunteers will plant pots for beautification.
- Q. Board requests diagrams from #52 for adding windows to unit.
- R. # 43 and #47 request pruning of rhodys. This will be put on Thompson's list.
- S. Board will look at American Leak bid after the last few water valves have been replaced.
- T. Fence repair at #5 and landscaping still need to be completed.
- U. Work order in to power wash and paint fence @ #13
- V. Bees which had been treated for removal @ #1 are still a problem. Sterling will contact vendor.

## II. NEW BUSINESS

- A. Dry rot @ fence between #48-49 - work order is in
- B. Unit #62 requests removal of large bush and old stump at back of unit: denied due to budgetary constraints; Sterling will write letter
- C. Unit #56 reports garage leak; Board requested Eagle Roofing to address at time of roof/gutter cleaning; waiting for report from Eagle. Sterling will write letter to #56 with results.
- D. Unit #56 reports damage to privacy fence; Sterling maintenance will repair; Sterling will write letter informing them.
- E. Unit #37 requests repair of drip irrigation @ back of unit; Kathy and Thompson will investigate
- F. Unit #45 needs arborvitae and rhody inside gated patio cut back
- G. Owner of #57 request removal of dead bush between his unit and in front of #58
- H. Need dry rot repair on handyman list done before the rain starts; Sterling informed Board we need to hire a new handyman; Diane Welsh has a name suggestion; Sterling will contact.
- I. Some pool furniture needs repair: an owner cut his toe on the sharp bottom of one of the chaise lounges; four of the chairs have these sharp bottoms; Sterling maintenance will repair
- J. Adjournment at 9:15

## III. Executive Session

Respectfully submitted,

Kathy Giesen Secretary NOPTHA Board of Directors