

MINUTES

MEETING: NSHOA Board of Directors

DATE: December 7, 2005

LOCATION: Johnson Residence, 3313 Sentinel

ATTENDANCE & REVIEW OF MINUTES: Attendees: Thor Berg, Lisa Carter, Barb Ditmars, Joanne George, Cindy Johnson, Rich Lathrop, Steve Muller, Steve Odendahl, Veronica Precella, Paul Throckmorton. There were no amendments to the minutes for the previous meeting.

ANNUAL MEETING OF ALL HOMEOWNERS: The following corrections were made to the minutes for the annual meeting of all homeowners -

- The "Collection of Unpaid Assessments" part of the proposed Policies and Procedures was approved
- The "Adoption of Policies, Procedures, Rules, and Regulations" part of the proposed Policies and Procedures was not voted on

FINANCIAL REPORT: Greenplan, the provider for garden services to the common areas, did not receive one check. Barb D. will now get bills directly from Greenplan. Payment was made to Orten & Hindman. There is only 1 homeowner past due on association fees.

HOT TUB: The hot tub is hot again. The pump motor broke, and the Board approved \$450 for a replacement with a 2-year warranty.

ARCHITECTURAL CONTROL COMMITTEE: Rich L. resigned as ACC chair. Great thanks from the Board to Rich for his work during his tenure. Two properties have ongoing violations.

LANDSCAPING: There was no report from the Landscaping Committee.

POLICIES AND PROCEDURES: The policies and procedures were reviewed by Orten and Hindman, who had one small update. There was discussion of the plans to have them approved by December 28th.

APPOINTMENT OF 2006 OFFICERS: The new officers for 2006 are

- **President:** Steve Muller
- **Vice-President:** Paul Hastings
- **Treasurer:** Barb Ditmars
- **Secretary:** Paul Throckmorton

All officers were approved unanimously. The following committee chairpersons were appointed

- **ACC:** Open
- **Landscaping:** Lisa Carter
- **Hot Tub:** Cindy Johnson
- **Social:** Open
- **Volleyball:** Paul Hastings
- **Website:** Paul Throckmorton and Joanne George
- **Newsletter:** Open

NEW BUSINESS: There was discussion of the eligibility of one newly elected Board member, who has a conflict as a result of a violation of the covenants. The Board agreed to meet the second Wednesday of each

month at 7 PM, except for the January meeting.

ADJOURNMENT: The next meeting of the NSHOA Board of Directors will be on the **third Wednesday of next month, January 18, 2006** at the Johnson residence - 3313 Sentinel.