

MINUTES

MEETING: NSHOA Board of Directors (open to attendance by any owner)

DATE: Wednesday, January 18th, 2006

LOCATION: Johnson Residence, 3313 Sentinel

ATTENDANCE & REVIEW OF MINUTES: Attendees: Lisa Carter, Barb Ditmars, Joanne George, Cindy Johnson, Steve Muller, and Paul Throckmorton. There was a slight amendment to the minutes of the previous meeting: hot tub temp was removed.

TREASURER'S REPORT: Annual dues notices for 2006 were sent to all owners a few days prior to this meeting. All but \$90 in back dues (i.e., through 2005) have been collected. Due to new Officers for 2006, names on the NSHOA checking account need to be changed; President, Treasurer, and Secretary names will be listed.

COMMITTEE APPOINTMENTS & RECRUITING:

- Steve Muller (President) has appointed Karin Hale as the new ACC (Architectural Control Committee) Chair. Paul Throckmorton volunteered to be one of the ACC members. We need to recruit more Owners to be on the ACC in order to distribute the workload and to provide the most-balanced view possible.
- We will soon need a new Chair for the (common-areas) Landscape committee. Lisa Carter will soon be moving from the neighborhood, so she will no longer be available.
- We will also soon try to find a replacement for Lisa in her role as a Director.
- There is currently no one on the Social Committee, although the feeling is that social events could add to residents' enjoyment of the neighborhood. We'd like to find a volunteer(s).

NEW BUSINESS:

- The December 2005 Homeowner balloting failed to give the HOA policies & procedures to cover the 2 remaining areas. Even though 88% of the owners who cast ballots did vote in-favor of the 2 proposed P&Ps, our Bylaws state that at least 51% (37 of 71) of the Lot Owners must have voted in-favor of changes in rules and regulations in order to approve those changes.
- There was discussion about how to proceed in order to get owner approval of the 2 policies and procedures documents that the HOA does not yet have in place. We intend to make a minor change to one of these 2 documents, then again have the owners vote upon the P&Ps. We will provide more explanation to the owners, make it even more convenient for owners to cast their ballot, and more aggressively work to ensure that a large percentage of owners cast their ballot within the designated voting period. The packet to be mailed will be prepared and presented to the Board for its review at the next Board meeting, at which time the Board will likely select a timeframe for conducting the next election.
- We intend to create an ACC Guidelines document this year, probably with the input of many owners via a survey. Thus far, the ACC direction has come from the "Declaration of Covenants, Conditions, and Restrictions".

ADJOURNMENT: The next meeting of the NSHOA Board of Directors will be held at 7:00pm on the second Wednesday of next month, February 8th, 2006, at the Johnson residence, 3313 Sentinel.