

## **MINUTES**

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

**DATE:** Wednesday, October 11<sup>th</sup>, 2006, 7:00 P.M.

**LOCATION:** Throckmorton residence, 3343 Sentinel Dr.

### **ATTENDANCE & REVIEW OF MINUTES:**

- Attendees: Thor Berg, Joanne George, Steve Muller, Veronica Precella, and Paul Throckmorton.
- The minutes of the September meeting were approved as-published.

### **BOOKKEEPER'S REPORT:**

- Barb could not attend the meeting, but she e-mailed her monthly financial report to each member of the board of directors. We reviewed the financial report at the meeting.
- The water costs have still been running very high (no one has had time to investigate the situation). We expect the costs to again drop drastically after the sprinkler system is shut-down for the winter.
- Twelve homeowners have still not yet paid some part of their HOA dues for 2006. The total amount of delinquent dues is \$1770. Barb has sent notices to each of the 12 homeowners. We discussed the assessment of fines for delinquent dues.
- Barb won't be available to be NSHOA's bookkeeper next year, so we need to find a replacement.

### **HOT TUB:**

- Cindy did not attend the Board meeting, but we believe that she will present, at the annual meeting of the homeowners, a cost estimate for replacing the hot tub deck with a deck constructed from Trex.

### **ACC (Architectural Control Committee) REPORT:**

- One homeowner requested a landscaping change during the past month. The ACC members (we currently don't have a chairperson) approved the change.

### **ANNUAL MEETING:**

- The annual meeting of the homeowners is scheduled for Sunday, November 5<sup>th</sup>, at 1:00pm. The meeting will be held in the community hot tub area. We discussed possibilities for a bad-weather location. (The day after the Oct 11<sup>th</sup> board of directors meeting, Steve arranged to have a meeting room at the Meadows Branch library reserved as the back-up location. This library is in back of the Meadows Shopping Center, at Baseline Rd. and Foothills Parkway.)
- In order to get the annual meeting notice and other materials mailed to homeowners, we made plans to split the job up amongst specific board members.
- Veronica will post the meeting notice upon the mail building bulletin board.
- We also made a plan for phoning homeowners, as a reminder, within the week before the annual meeting.
- We voted in-favor (5 in-favor; 0 against) of altering the wording in the proposed policy and procedure document regarding board member conflicts of interest so that it would state that a board member with a conflict of interest may NOT vote upon a matter related to his conflict.

### **NEW BUSINESS:**

- A number of board members are concerned that NSHOA's board will not be functioning in 2007. Without new volunteers, we will not have a functioning board next year, because there are not enough current Board members willing to remain involved. Without a functioning Board, the upkeep of the HOA's common areas, finances, and other responsibilities will likely come to a halt.
- It may be necessary to consider hiring a management company to perform certain tasks next year, in order to make the board of directors' job easy enough that more people will be willing to help out.

**ADJOURNMENT:** The meeting adjourned at 8:05pm. The next meeting of the NSHOA Board of Directors will be held at 7:00pm on the second Wednesday of next month, November 8<sup>th</sup>, 2006, at a location to be determined.

-- Paul Throckmorton (NSHOA Secretary)