

Northbrook Property Owner's Association  
Board & Member Meeting  
January 20, 2009

A. Members present

a. Board members present

- i. District 1 – Larry Odensky – present
- ii. District 2 – Nancy Strait – present
- iii. District 3 – open; nominated and appointed tonight
- iv. District 4 – Rebecca Schiff – present
- v. District 5 – Mark Preslock – present
- vi. District 6 – Christine Aguilar – not present
- vii. President – Nathan Moore – present
- viii. Vice president – Britt Hutchison – present
- ix. Treasurer – Ellen Ignatow – present
- x. Secretary – Shannon Hawkins – present

b. Committee members present – appointed tonight

B. Meeting Agenda

a. Meeting was called to order at 710pm

b. Robert Moore and Adam Herrera were nominated for District 3 Representative. A motion was made for this, seconded, voted upon, and passed.

c. Approve 2008 November minutes

1. A motion was made to approve the minutes. The motion was seconded, voted upon, and approved.

d. Appoint secretary

i. A motion was made to appoint Shannon Hawkins the Secretary. This motion was seconded, voted upon, and approved.

e. Financial report

- i. Ellen handed out the financial report. Assessments are coming in.
- ii. She does not yet have a budget. She will take 2008 budget and start from there.
- iii. 1099 forms have been sent to the accountant.
- iv. We are no longer mowing the vacant lots. We do mow the water tower lot, and we receive no money back from that. We likely never will receive money for that since it is our property.
- v. We need to look for greenway contracts.
- vi. We are no longer paying for trash collection.
- vii. The insurance company will send us a check for a fence on Bob White (strip center to edge). The apartments look much nicer. This check should also cover the fence around the townhomes.
- viii. Lisa Lowenstein recommended having a mixer with us and the management of those apartment complexes. Northside apartments – Regency. The apartments on the west have been applying pressure on the police to take care of the apartments to the south.
- ix. A neighbor asked about the \$100 for the cul de sac beautification. The board will try to give money for this.

f. Security report

- i. The fences have been a success
- ii. The gate going into the 6100 Rollingbrook is ajar and needs adjustment.
- iii. Nathan is going to pull the trends for the crime statistics for NPOA for next meeting.
- iv. Neighbors shared success stories of extra security.

- v. A neighbor asked about the COPS program. Sheldon Isman and Nancy Strait were organizing this with Pat Gana.
- vi. Graffiti on the metal Northbrook sign is hard to remove. Someone needs to remove this graffiti. Nathan will take a look and see what this area needs.
- vii. We have several areas of graffiti throughout the neighborhood. It is the Neighbors responsibility to remove the graffiti. There is a power washer available, but the homeowner is responsible. These are mostly areas with no fencing due to homeowners not fixing downed fences.
- viii. They are considering planting holly around the perimeter of the pool/clubhouse area. Nancy recommended having the holly not too tall so you can see someone in the pool area causing trouble.
- g. Deed restrictions
  - i. 33 letters went out for fences. Some of these fences are security issues allowing access to the greenways.
- h. Trash
  - i. The clubhouse got a trash can. Ellen will get a bill. The trash was passed by at the last collection. Britt has called to get collection.
  - ii. Nancy wants to send out another letter regarding the rules of the trash. Larry wants pdfs of this information to hand out. All of this information is on the web site.
  - iii. Heavy trash is every other month for junk. Every other month for green trash. Many people think this is a bad idea.
  - iv. Neighbors are not following the rules for leaving trash out. The board needs to be notified.
  - v. The guy will honk the horn until someone moves a car that is in their way. Shannon will send out an email to remind people to not park in inappropriate places.
- i. Current issues
  - i. Conduit problems in greenway (to complete Feb/Mar)
    - 1. A motion was made to approve a quote for \$5400 for this repair. This motion was seconded, voted upon, and approved.
  - ii. Standing water problems in greenway (to complete Mar/Apr)
    - 1. Need person to help with this project
      - a. Follow up with Glen Lowenstein, Sheldon Isman on last known status
      - b. City or NPOA responsibility?
      - c. What is the best way to fill?
- j. Committee positions/reports
  - i. Deed restrictions
    - 1. Fences that are down need to be reported.
    - 2. Letters have gone out.
    - 3. 6218 has a mechanic shop in the drive way.
    - 4. 6211 Rollingbrook has a large dog tied in the front yard.
  - ii. Hospitality/social – Sue Maguire
  - iii. Security/traffic – Mark Preslock
  - iv. Trash – just call 311
  - v. Club house rental – this needs a committee to determine what needs done
    - 1. They will get active bids for painting, chair rail, and light change out.
    - 2. They will then look for decorating ideas
    - 3. All of these things will be done as a revenue generating idea
    - 4. The clubhouse floods. So this needs to be repaired first.

5. Lisa Lowenstein has a company that she would like to give us a bid on a spray on flooring.
  - vi. Newsletter
    1. An article regarding locking the greenway gates needs to go in the newsletter.
    2. Nancy Strait would like to have a hard copy newsletter and trash guidelines to have the reps go door to door.
    3. Shannon needs to get the emails from Ellen and Nathan to update.
    4. Many people recommended having Jereme and Rob do the newsletter.
  - k. Additional help needed
    - i. Pool maintenance
      1. They will get quotes for pool resurfacing and drain safety.
    - ii. Greenway maintenance
    - iii. Directory (Microsoft Access)
    - iv. Garage sale – Pat Gana will take this over. There will be one in the Spring and re-evaluate the need for a sale in the fall.
    - v. Pool opening party/national night out
    - vi. Yard of the month
- C. The meeting was adjourned at 821pm