

Northbrook Property Owner's Association
Board & Member Meeting
March 17, 2009

- A. Members present
 - a. District 1 – Larry Odensky – present
 - b. District 2 – Nancy Strait – present
 - c. District 3 – Robert Moore – not present
 - d. District 4 – Rebecca Schiff – not present
 - e. District 5 – Mark Preslock – not present
 - f. District 6 – Christine Aguilar – not present
 - g. President – Nathan Moore – not present
 - h. Vice president – Britt Hutchison – present
 - i. Treasurer – Ellen Ignatow – present
 - j. Secretary – Shannon Hawkins – present
- B. Meeting Agenda
 - a. Meeting was called to order at 710pm
- C. Approved 2009 February minutes
 - a. This was approved via Board email
- D. Financial report
 - a. Ellen gave an update to the Board regarding a stroke of Dave Doer.
 - i. Britt recommended sending flowers and sending a casserole to Debby.
 - b. Ellen handed out the financial report
 - c. Update on assessment collection
 - i. 2009 – 67 unpaid; 2008 – 11 unpaid
- E. Old Business/Update
 - a. Thor Electric has agreed to complete conduit problems in greenway in March
 - i. Thor is ready but waiting on phone and cable to mark their lines.
 - b. NPOA fences have been repaired. These are very nice.
 - c. Standing water problems in greenway (to complete March/April)
 - i. Mark Preslock is following up with the City to see if City or NPOA responsibility.
 - ii. Britt is getting quotes for fill with bank sand and sod from Cruz Lawn Care for 2 test areas. Heidi and Victoria will be charged with watering these areas.
 - d. Trash seems to be going well.
 - i. Some neighbors have been putting out trash early and/or not putting out acceptable items.
 - ii. District Reps need to remind neighbors about current trash procedures
 - iii. Chris has noted that some neighbors are leaving their cans in front of their homes. Cans must not be visible from a neighboring lot. At some point, someone will need to drive the neighborhood and issue letters.
 - iv. Additionally, yard crews are leaving the bags of lawn trash out all week. Some of the neighbors are elderly and cannot move the bags.
 - v. Corner of Bob White and Bankside has a car parked on the grass.
 - vi. There is a couch on the porch on a house on Albury.
 - vii. Tree waste is tomorrow, March 18
 - viii. There are places that will take computers.
 - e. Graffiti has been removed from NPOA with cooperation of Brays Oaks Management
 - i. Larry brought up that the other NPOA signs need power washing.
 - ii. If it is graffiti that is facing a public street, Brays Oaks will take care of it. If it is not, they will split the cost 50% with us.
 - f. NPOA wrought iron fences need to be painted

- i. Britt is getting quotes for this. Britt will email quotes to the Board when he has them together. Britt is getting 2 separate quotes, one will be for the fence around the pool.
 - ii. The lock on Creekbend has been changed to match the others.
 - g. Update on deed restriction violations for fence issues
 - i. 15 fences still need to be repaired.
 - ii. Britt and Mark will walk greenways at end of March to verify fences. Final notices will be mailed at that point.
 - iii. Mr. Mitchell was present at the meeting to discuss his fence issues. Hurricane Ike was a natural disaster, and he is waiting on his insurance money.
 - iv. Britt explained that the letters were a form of communication between the neighbors and the Board. Mr. Mitchell requested that the Board “not put the hammer down” on people who are making an effort.
 - v. Chris clarified that everything had to be detailed in writing according to state law. Verbal agreements are not sufficient. Chris further clarified that the neighbor needs to recognize the problem. The Board does not have to take legal action. Britt clarified that Mr. Mitchell’s back fence is priority for his security and ours.
 - h. NPOA annual yard sale will be April 25.
 - i. Advertising will be done by Pat Gana. Greensheet and Chronicle. Plus signs around area.
 - ii. 9a on Saturday; 10:30 on Sunday
 - i. Update on deed restriction violations mentioned at Feb 2009 meeting
 - i. 6103 Creekbend Dr – certified letter was sent, waiting on approval plans and/or written request for hearing. Britt has been to the house, and Mrs. Henderson said plans would be sent. Both Mr. and Mrs. Henderson have said that they would be using brick. 51% of the house must be brick. Since the garage is now included in the house, the house may not be 51% brick. Since he has not submitted plans, we do not know. A long discussion ensued regarding going after homes for deed restriction violations and not others.
 - ii. Mr. Mitchell expressed his concern that the Board needed to communicate more with neighbors.
 - j. Update on deed restriction violations mentioned at Jan 2009 meeting
 - i. 6211 Rollingbrook – large dog in front yard -- Nancy and Britt will be looking into this.
 - ii. Mechanic shop in driveway – 6218 Bankside – this house has been posted.
- F. Additional help needed to assist NPOA
 - a. Pool. Britt and Nancy will be taking care of this. Britt will be handling this via email.
 - b. Clubhouse. The clubhouse needs renovated, but it first needs some structural repairs. We need a committee to help get contractor bids and to help follow through with this project.
 - c. Newsletter. We need help with the newsletter. This may only go out every couple of months.
 - d. Directory. Dottie Ward has agreed to help.
 - e. Pool opening party/national night out
 - i. We need a pool caretaker. Mr. Barefield was the caretaker last year. He did a great job.
- G. New Business/Committee Reports
 - a. Deed restrictions (Britt Hutchison & Nathan Moore)
 - b. Security/Trash (Mark Preslock)
 - c. Trash (311)

- d. Pool – Cards are \$10. Stickers will be added to return to NPOA for refund. This is not annual.
- e. Greenway maintenance
- f. Clubhouse rental
- g. Hospitality/Social
- h. Newsletter ideas

H. The meeting was adjourned at 807pm