

NOPHA Board Meeting Minutes April

Board members in attendance: Kathy Giesen, Donna Leudesdorf, Diane Welsh, John Moses. Sterling Management was represented by Bonnie Anderson and Patti Lundeen.

Meeting was called to order by President Donna Leudesdorf at 7:04 p.m. Minutes of the previous meeting (March) had already been approved via email.

Treasurer's Report: Edward Jones accounts: closed

Umpqua Bank money market: 138,431.00 and savings: \$5,000

Operating Account: 13,671.82

Total funds: \$157,102.82

I. OLD BUSINESS

- A. Valve replacement for Units 59-73 and 37-42 began today. Unit #73 cannot find a water shut off valve; #62 was not ready to begin; #37's shut off valve cannot be found. Kevin Coehn Plumbing will work with these three units. Others are proceeding as planned.
- B. Planting @ #61/62 - This is an ongoing project. Kathy Giesen will again contact Thompson Landscaping to get a timeline.
- C. Update on cover over the mailbox area: John Moses reported back from James Paleggi who was going to draw a plan. It appears to be more complicated than the board imagined. Kathy Giesen moved that this project be abandoned; John Moses seconded; unanimously approved. Kathy Giesen moved and John Moses seconded that we ask James Pegilli to build us a reader board for minutes, messages etc. that will be waterproof. Unanimously approved. Board also asked Sterling to check into signage for "Obey the scoop law" and boxes with plastic bags at the mailboxes and @ the corner by #12.
- D. Eleven chimneys will be cleaned in the month of June. Sterling negotiated a \$20 per chimney reduction in the fee.
- E. Lights at the front of the complex: Two Craftsmen style lights for the posts need to be ordered by Sterling. Diane Welsh is in contact with Lynn's Electric to install them and also a bronze cool halogen light at the entry sign. Diane will continue to follow up on this until complete.
- F. Light between #39/40: Lynn's Electric will repair when on site to install the new lights at the sign.
- G. "No Parking" signs on Bond Lane: All three are in place, and John Moses put reflectors on two sides so they are visible in the dark.
- H. Pool Committee - John Moses will organize a committee of helpers to test the water daily.
- I. Satellite Dish Policy: Good progress. Dish removed @ #36. #38 and #67 are not using theirs and they will be removed by Sterling Maintenance. Unit #3 removed one of the two dishes on that unit. In walking around, the Board found an old dish on #4 which is not being used. Sterling maintenance will be asked to remove it.
- J. Donna K. in Unit #7 has agreed to be in charge of Recreation Room rentals. President Leudesdorf will orient her to her duties. A new club house rental agreement has been made and copies are @ the clubhouse.
- K. Energy Trust of Oregon - Sterling reached them; NOP is too small for them to deal with; referred us to EWEB.
- L. Police walk around re our lighting; Officer came @ 5:00 a.m. to see our lighting. The walk around with board members was at 10:00. The officer suggested more motion lights and better lighting along Bond Lane.

- M. Royal Refuse garbage fee will now be \$9.50 per month. This lower price was effective April 1st. Sterling reports we have several units that are delinquent in their garbage fees by several months. Diane Welsh moved that after three months of non payment of garbage fee that the code will be changed and given only to those people who are current on their garbage fees. Seconded John Moses. Approved unanimously.
- N. NOPTHA taxes have been filed by Sterling Management.

II. NEW BUSINESS

- A. Emergency tree removal: A tree located on adjacent property to NOP was leaning and threatening homes on our property. It required emergency removal. Cost was \$1,000 for crane and arborist. Tom Walters, the property owner, agreed to pay half of the cost and take care of the clean up on his property.
 - B. Follow up letter sent to Unit #16 regarding patio clean up.
 - C. Gutters and downspouts are not being cleaned properly: Phil's Rooter Service needs to be contacted. Sterling will do this.
 - D. A-Handy-Man (Estavan) has not returned phone calls regarding work the board asked him to bid on. Sterling will find another handyman to get a bid.
 - E. Roof Cleaning: probably need one more before June; date will be determined by the board
 - F. Pool Fence: Board will consider bids again; Sterling will email bids to board. Patti of Sterling will email picture of fence in her neighborhood she likes and will find out who built it.
 - G. Curb repair @ #74 and #57: item tabled until May meeting
 - H. Power Washer owned by NOP has been repaired by Sterling maintenance and is ready to use.
- III. Next meeting is May 14, 2012
- IV. Adjournment at 8:46
- V. Executive Session

Respectfully submitted,

Kathy Giesen Secretary NOPTHA Board of Directors