

NORTHDALE CIVIC ASSOCIATION
MINUTES
July 17, 2018

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Bill Castens, Bob DeMeo, Ann Frisbie, Frank Giordano, Martha Hughes, Robert Mantler, Jan Marshburn, Tom Murray, Raymond Powell, Claude Siler-Nixon and Nancy Stearns. Absent were Jessica Watterson and Bruce Poli. Guests attending were Jim Salgado, Richard Briscoe, Paul Streicher and Cullen Logan.

After the pledge to the flag, the minutes of the June 2018 meeting were approved on a motion by Frank Giordano and a 2nd by Bill Castens.

Deed Restrictions – Frank Giordano

- There have been complaints about a boat parked in driveway on Hollow Trail. Letters have been written but boat is still there. Bill Castens made a motion to contact a lawyer. Motion was seconded by Robert Mantler and approved.
- There is a house on Netherwood that is in foreclosure.
- There was a reportedly a shooting at the Pachanga Club in Northdale Court. A letter from NCA will go to owner.
- There are still some problematic rental properties in Northdale.
- We are still in litigation over the house on the golf course that built a shed obstructing the view.
- There was discussion about having a committee to address deed restriction violations. Frank Giordano addressed the previous letter from Ms. Briscoe. Jan Marshburn presented the idea of a prospective tracking and reporting system to monitor deed restrictions
- There was discussion about the deed restriction monitoring system that Country Place uses. Nancy Stearns suggested that we investigate how Country Place evolved from a voluntary association to one that requires mandatory dues. That motion was seconded by Robert DeMeo.
- Bill Castens made a motion that we change the membership fiscal year to the calendar year, and that we increase dues to \$50 to offset increasing costs of deed restriction monitoring that may be required. That motion was seconded by Nancy Stearns and approved unanimously by all members in attendance.
- Tom Murray proposed that we keep the current system until a new one is in place.
- There was discussion about changing lawyers, to Becker and Poliakoff.

Financial Report - Bill Castens

Total income was slightly above budget and total expenses were over budget resulting in a slight deficit for the 1-month YTD. The financial report was approved by a motion from Tom Murray and seconded by Martha Hughes.

Membership – Jan Marshburn

Jan Marshburn reported that the membership committee will be sending out a second invoice next week, and that a plan for membership outreach is under consideration.

The new resident welcome package will be mailed going forward. Ann Frisbie is working on the process for mailings, which will include a letter from the President, a membership form with return envelope, a newsletter and a copy of the deed restrictions.

Newsletter - Nancy Stearns

The newsletter committee met with I-Kare, who agreed to continue publishing up to 900 copies going forward. The cut off for articles for the Sept/Oct newsletter is August 9.

Communications and Events

Bruce Poli was not available to give a report on Facebook. Candidates Night, which is being held on August 10, 2018 was posted on Nextdoor Northdale.

Bill Castens reported all is well on the Northdale Trail thanks to the work of the Citizen's Patrol.

Meet the Candidates night is scheduled for August 10, 2018. Ann Frisbie mailed invitations to candidates, and she has received 27 responses to date. Claude will provide light refreshments and Owls will donate water.

Concert in the Park is scheduled for October 5, 2018 from 5-9pm, featuring the Lint Rollers.

Ann Frisbie reported that the Pumpkin Run has only one sponsor so far, in the amount of \$2500.

Ann reported that everyone on the Board agreed to the new Guidelines for Conduct of Board Members, so this has been incorporated into the by-laws.

Public Comment

James Salgado asked if we could find land for storage of residents' boats. There was discussion about the land adjacent to the water department. Frank Giordano will contact Ken Hagan.

James Salgado has volunteered to help with deed restrictions. There was discussion about pit bulls on Oak Manor. The dogs went to animal services but tenant got a new dog.

Richard Briscoe reported on the Taste of Summerdale. He wants to work with NCA to make improvements in Northdale.

Paul Streicher described his previous work with the North Lake Board and offered to help.

Cullen Logan said we need a system for deed restrictions. He suggested having the community and the Board report all violations to Frank Giordano.

The meeting was adjourned at 9:05 PM on a motion by Nancy Stearns and 2nd by Martha Hughes.

The next Board Meeting will be held on Tuesday, August 21, at 7pm at Bill Castens' Building Conference Room.

Submitted by Jan Marshburn, Secretary