

NORTHDALÉ CIVIC ASSOCIATION

MINUTES

April 16, 2019

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Bill Castens, Robert DeMeo, Ann Frisbie, Nelson Marcano, Martha Hughes, Robert Mantler, Tom Murray, Raymond Powell, Nancy Stearns, Claude Siler-Nixon and Jessica Watterson, Chelsea Walkenhorst. Absent was Bruce Poli. Guests attending were Michael Algarin and Carlos Graterol.

After the pledge to the flag, the minutes of the March 19, 2019 meeting were approved following a motion from Bill Castens and 2nd by Nancy Stearns.

Deed Restrictions-Tom Murray

- Merit has found a new lawyer that can send out the 4th violation letters at a much lower cost, \$30 per letter when they print more than 20 letters at a time.
- Tom mentioned that he has received calls from a few people who have received a 3rd letter and that still don't know what to fix on their property. We should try to work with everyone who reaches out to us and help them figure out what it is that they need to fix.
- Bob shared that a person contacted him about putting a carport in front of their house. Nancy said that unfortunately the county won't permit carports to be built.
- Nelson asked, once letters are sent out how do people know that their problem was fixed? Tom replied that Merit follows up on violations every month when they drive through the neighborhood. We can direct people who call us to contact the NCA board member who represents their area to come look at their house and work with them to figure out what the issue is.
- Bill commented that it looks like we are making progress, hopefully we won't aggravate residents and they will see that we are trying to keep Northdale beautiful. The 3rd letter is good and not so personal, even Tom received a letter and will have to address it!
- Tom reminded us that we still haven't reached a final price for the entire Northdale area.
- Nancy brought up the fact that we aren't getting the word out to residents about the new Deed Restriction program, it was suggested that we send a NCA letter about the D.R. , their purpose and common fixes to Merit to include with violation letters that are mailed to residents.

Financial Report-Bill Castens

- Income lagged budget levels for 2 months, year to date. We received a huge jump in December as residents paid as soon as notices arrived. The jump in membership income went into last year's financials and offset the shortfall.
- Our income is a membership income, it's a little off the pace but we are ok.
- Expenses less than budget.

A motion was made by Nancy Stearns to accept the Financial Report and a 2nd was made by Nelson Marcano.

Membership

Membership Drive-Robert Mantler

- We are up to 487 NCA Members
- A 2nd membership mailing will be going out soon and we will probably see another increase after that.

New Resident Welcome Packets-Robert DeMeo

- Rob went back and sent welcome packets to all corporations that have purchased homes.

Communications

Newsletter-Nancy Stearns

- Nancy let us know that the final proof for April Newsletter has been approved, and she expressed appreciation that everyone got their articles to her by the due date.

Facebook, Neighbors of Northdale and Nextdoor Northdale-Bruce Poli

- There are now 567 Facebook followers up from 556.
- We need to make sure to keep the events page updated with correct dates.

Community Events

Family Fun Fest and Parade recap-Ann Frisbie

- Ann thanked everyone for all their hard work.
- It was the first year that we didn't have leftover hotdogs. Unfortunately, 40 cases of water were stolen from the park the night before the festival.

Easter Egg Hunt-Martha Hughes

- Volunteers needed at 8am.

New Business

- Proposal to change the By Laws of the Association from May Annual Meeting and Election to January. They currently read:

Article VII (2nd paragraph): The members of the Board of Directors shall serve as directors of the Association from June 1 of the month following their election to May 31 of the following year, or until the earlier of their resignation, removal or date. *Change to February and January 31*

Bill made a motion and everyone approved. Bruce Poli was absent and will be contacted for his vote.

Public Comments

- Michael Algerian expressed his thanks to the board. He then expressed his concerns about people who rent their homes and say they are organizing their rentals to house veterans in the Woodacre neighborhood. All of these residents have to use Northdale Blvd to get to their cult-a-sac but they aren't technically part of Northdale. Are they paying to help up keep Northdale? There are 14 houses that use all of Northdale's facilities. They also bring a lot of extra cars to the neighborhood since a single home is housing multiple adults instead of just 1 or 2.
- It was suggested that Michael contact Deputy Chris DePolis.
- Carlos Graterol said that the sink hole property has sold, properties sold quickly some in under four days. The property that was destroyed by a fire has been sold.

The motion to adjourn was made by Tom Murray and 2nd by Nancy Stearns.

Minutes prepared by Chelsea Walkenhorst, Secretary.