

NORTHDALÉ CIVIC ASSOCIATION  
MEETING MINUTES

November 17, 2020

**1-**The meeting was called to order by Interim President Tom Murray at 7:00 P.M. Directors attending were: Bill Castens, Robert DeMeo, Martha Hughes, Robert Mantler, Nelson Marcano, Alicia Moreno, Tom Murray, Jim Salgado, and Zachary Sechrist. Directors absent were Angela Bianco, Amar Dembla, and Raymond Powell. Attending visitor was Gerald Johnson.

**2-**The minutes of the October 2020 meeting were approved following a motion by Nelson Marcano and seconded by Jim Salgado.

**3-Deed Restrictions- Tom Murray**

- **Deed Restrictions-** Murray; Tom spoke with Rick Pietrowski, the NCA deed restriction representative to the lawyers handling the Honey Vista case; there is a December court date, which we either win by default or by a summary judgement, or the Owner can fight the case, but there's been no response from the Owner on any of this to date. If the NCA wins the case, they can then file a lien on the property (until it comes into compliance and pays any legal fees due as per the Judgement). The Board will have further discussion on this after December 2020.
- Tom Murray posed the question if this approach to the deed restrictions was fiscally sustainable or even effective? There are several potential interested parties who could handle this aspect of the NCA; this is food for thought.
- **Resident Survey-** Bianco; we've received a couple of positive responses about the community..

**4-Financial Report- Bill Castens**

- **Status-** Castens; Financials haven't changed much this month. We were off target on income but better than budget on expenses and expect to end year better than budget. We're still about \$7,000 off on membership dues income. Most of the off-numbers are due to Covid-related cancellations. The biggest costs are by far the deed restrictions and their enforcement, including legal fees and letters. The OWLS are cancelled through 2020.
- **Membership Report-** Castens; we're basically down approximately \$3,400 for the year, consistent with other reports throughout the year. The Financial Report was approved following a motion by Tom Murray and seconded by Martha Hughes.

**5-Membership- Robert Mantler**

- **2021 Membership invoicing-** Mantler; Robert presented the membership renewal packet, printed in English and Spanish. Invoices should be mailed out the last week of December. The invoice packet was approved following a motion by Jim Salgado and seconded by Alicia Moreno.

**6-Community Relations**

- **New Resident Welcome Packets-** DeMeo; Bob noted that in the last 6 months, 5 new names were added.
- **Neighborhood Outreach-** Salgado; Jim has a Operation Lend-a-Hand Community Outreach scheduled for December. He'll be posting on Facebook and Nextdoor for that and any other events. Home Depot continues to be a strong partner in these events.
- **Spanish Communications-** Salgado, Marcano; There were no responses for the homes at Landscape Dr. and East Course Dr.

**7-Communications**

- **Newsletter-** Mantler; 1<sup>st</sup>- Robert Mantler is looking for content; the NCA gets 6 pages out of 20. Alicia, Tom and Bill gave a quick rundown on their meeting with the printer; we have to start distributing to the entire neighborhood and not just the NCA members; all agreed on that point. The printers (Ikare) would

cost a lot more to do that, and we're looking for a more economical way to distribute to everyone. Jim Salgado asked how the newsletter connected with the people of this neighborhood, and this opened up a discussion on how to make it relevant. Several ideas were floated, including Zack Sechrist's idea to get input from the local schools for this neighborhood; maybe even a student written article occasionally, or calendar events. Zack offered to spearhead interactions to/from the schools. Also discussed were different methods to get the newsletter distributed electronically. Everyone agreed to give it some thought, as we're contracted with the printer until early fall 2021 and have a little time to work on it.

- **Facebook-** Bianco; No updates for this section; everything is status quo.
- **Northdale Website-** ; the website is costing approximately \$1500/yr. Nelson offered to look into alternatives for someone to narrate the site (& host?).

### **8-Community Events**

- **The 5K Pumpkin Run-** Castens; The Nov.7 Pumpkin run was definitely completely cancelled.
- **The Holiday Tree Lighting-** Castens; this Northdale Park event would occur on Dec.5, but that date has not been approved yet. There is an idea to combine it with a "Drive-in" movie at the park, in which everyone would stay in their cars to catch a movie, and see the tree lighting afterwards. Usually held at Northdale Park; may happen if there's no food vendors; it is awaiting approval.
- **Holiday Lighting Contest-** Castens; Whether or not there are hayrides is still in flux. There will NOT be a Contest party afterwards. Judging occurs from Monday Dec 14 thru Friday Dec 18<sup>th</sup>; in the week prior to final voting, each neighborhood rep nominates 1-2 homes from the NCA Membership List. This list will be distributed to the neighborhood reps the 1<sup>st</sup> week of December. Final Judging is Sunday Dec. 20<sup>th</sup>.

### **9-New Business**

- Tom wants the Board to begin thinking of alternatives to continue to hire and pay Merit to handle Deed Restrictions. It isn't as effective as hoped and costs a lot- tens of thousands a year.
- Gerald Johnson, who attended as a visitor, introduced himself and discussed his interests and history with this community. He was nominated to be a board member; Bill motioned to vote and Martha seconded, all approved his nomination unanimously. He was assigned to handle Golf Club Estates I. Welcome aboard Gerald!

### **10-Old Business**

- Status Quo for now; things are very quiet due to the COVID pandemic.

### **11-Public Comment**

See New Business above.

### **12-Motion to Adjourn**

Motion to adjourn was made by Martha Hughes and seconded by Bob DeMeo. All voted aye.

Minutes taken and submitted by Alicia Moreno.

Next NCA Board Meeting is Tuesday, January 19, 2021 at Northdale Park  
B.C. Gymnasium Conference Room at 7:00 p.m.