

NORTHDALÉ CIVIC ASSOCIATION

MINUTES

February 19, 2019

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

After the pledge to the flag, the minutes of the January 15, 2019 meeting were approved on a motion by Nancy Stearns and a 2nd by Raymond Powell.

Deed Restriction Coordination

- Bill began by giving an overview of Merit and their fees. Merit is the third party that is now responsible for monitoring deed restrictions in Northdale.
- Chelsea shared a deed restriction report from Merit:
- About 75 deed restriction violations were found in the month of January in Gables 1 alone. Out of these violations 36 items were remedied between Jan 18- Feb 15.
- 14 homeowners pressure washed their homes.
- 8 cases of severe landscape maintenance were remedied out of 25.
- Overall the board was very happy to see so many homeowners making improvements to their property.
- Nancy suggested that we share positive success stories in each newsletter.
- Robert suggested that we talk about the 3 letter system Merit uses in the newsletter
- Ann stated that 23 of the 1st round violation letters went to NCA members.

Financial Report-Bill Castens

- Bill reminded the board that the NCA Fiscal Year has been changed to be same as Calendar Year, so the financial report for the month of January reflects one month YTD income and expense.
- Income lag budget levels for January but we received a huge jump in December as residents paid as soon as invoices arrived. That jump in membership income went into last year financials and more than offset the January shortfall.
- Expenses were better than budget and overall the association finances continue to be in good shape.

A motion was made by Robert DeMeo to accept the Financial Report and a 2nd was made by Martha Hughes.

Membership

2019 Membership Invoicing -Robert Mantler

- Rob suggested that we should do a 2nd mailing of the Membership invoice to all homes in Northdale.
- Ann: based on the questions we are getting about the new deed restriction letters we need to come up with a memo to attach or insert in the next membership letter mailing.

New Resident Welcome Packets-Robert DeMeo

- 7 homes were bought in the last month. 3 were bought by investors, welcome packets were sent out to the 4 new homeowners.

Communications

Newsletter-Nancy Stearns

- Newsletter is going well.
- Cut off date to submit articles for the May-June newsletter is April 8th

Facebook, Neighbors of Northdale and Nextdoor Northdale-Bruce Poli

- Two years ago the Facebook page had 200 likes now we are up to 542
- Next-door and other groups are helping to drive membership.
- Remember to share pages as it helps to bring new members to the NCA Facebook page.

Website- Chelsea Walkenhorst

- NCA website is being run on old code making it difficult to change and update things, Chelsea suggested that we should redo website on a new platform.
- Carlos suggested Squarespace as an easy DIY website service.
- Bruce said he could put a notice on the Facebook page that we are looking for people who are good with websites.

Community Events

- Northdale Community Garage Sale: Robert DeMeo will put up garage sale banners a week before the sale, signs up the day before.
- Family Fun Festival & Parade is scheduled for April 13, 2019- So far we have 3 gold sponsors, up to \$2,900 in sponsorships.
- Easter Egg Hunt-This is scheduled for Sat, April 20, 2019-Hughes- looking for bunny suite and sponsors.

Open Director position to be filled:

- Carlos Graterol: Is a realtor who would like to learn more about Northdale but doesn't currently live in the area.
- Nelson Marcano: Moved to Northdale in 2009 and is a retired member of the Military. He is looking forward to helping.
- Steve Saladino: is a veteran who moved to Northdale five and half years ago. He has 30 years of neighborhood association experience. Pointed out the the NCA is missing "a hook"...what is differentiating paying members and non paying residents?

Bill made a motion to nominate Nelson Marcano to the NCA Board of Directors and it was unanimously accepted by everyone in attendance.

Motion to Adjourn

- The motion to adjourn was made by Nancy Stearns and 2nd by Martha Hughes

Submitted by: Chelsea Walkenhorst, NCA Secretary

Next NCA Board Meeting
Tuesday, March 19th at 7pm
Northdale Park
B.C. Gymnasium Conference Room