

Norwood Village Board Minutes July 10, 2007

Present: Don Jacobson, Paula Oakdale, Marco de Sa Silva, Barbara Kalis

Absent: John Gregov

Meeting was called to order at 7:10

Minutes were read and corrected: ACC committee: Ray Slaugh no longer a member; add Pete Edwards and Leann Jackson

Motion to approve as corrected: Paula Oakdale

Second: Barbara Kalis

Approved

1. Treasurer's report presented by DJ – attached

DJ has been assessing a late fee on dues of \$10.00 per month. Several families (Peder, Prosser) are 2 years past due and the owing money will be turned over for collection. They have been apprised of the situation and are not responding. DJ would like one other board member to go with him and give them one more chance to pay before the collection is turned over to a collection agency

There are 2 homes in NV being sold that have liens on them for non payment of yearly dues

Marco suggested that NVB prepare a notice of lien and not record it and give 15 days notice – if the late dues are not paid, then file the lien. This means that the home cannot be sold or refinanced until the lien is paid.

It was discovered that collecting a late fee for each month the dues are late has not been a consistent policy with NV. Paula suggested that we remain with our current policy and at the next annual meeting have this as an agenda item and make it permanent. DJ stated that the 2006 board made this decision and that a notice to that effect went out with the dues statement. There has been no comment from NV members concerning this policy.

Marco noted that Peder and Prosser are just flat out refusing to pay.

Because of the inconsistency of collecting late fees and the paperwork nightmare that would occur at this time, Marco suggested that we do not charge the late fee for the remainder of the year and only refund if requested. However, as the total amount is only about \$50.00 the decision was to refund the money and bring the issue to the annual meeting as ask that the bylaws be amended to allow NVB to assess a late fee on unpaid dues.

Marco will talk to an attorney who specializes in nonprofits and determine if it is legal for NV to assess a late fee without amending the covenants.

DJ would like to wait for a definitive answer before he approaches Peder and Prosser.

2. In October/November, 2006, Selden Beck approached the NVB about reviewing/changing some of the bylaws. He asked for a \$500.00 retainer check for an attorney to review/oversee the bylaws. That check was returned with a new lawyer asking \$750.00 to review the bylaws. \$750.00 was sent to the new lawyer who after his review said it would cost between \$6-8,000.00 to rewrite the bylaws. He also sent an invoice for an additional \$2045.00 for the work he did. NV paid that bill. At that point, the NVB asked Selden to request a "stop work" with this attorney. Apparently, he did not do this. DJ informed Selden that he, Selden, was responsible for additional work performed by this attorney as it had not been authorized by NVB. Selden paid \$975.00 but there was still approximately \$3000.00 owing the attorney.

The question raised: what options does NV have in this regard? If the NVB authorized \$500 and then, when the attorney backed out and another retained, authorized \$750.00 to Allen Sahai, then what was the additional work (beyond the scope of project originally requested) that NVB paid for and what was consequently done? The NVB voted to get information on costs to revise the bylaws. Selden authorized more, specifically, a rewrite of some of the bylaws, than what the NVB approved as expenditure. The total costs are \$4027.00.

Option: File a lien on Selden Beck's house: Selden has acknowledged what he did but doesn't feel he should pay the attorney fee.

Option: Take issue to Small claims Court and let judge decide.

Option: Set up a payment schedule with Selden

Discussion:

Marco feels that Selden incurred a liability for NVC that he should not have incurred without authorization from the NVB, Marco concurs with DJ that Selden owes NVC the money he spent without authorization to do so.

DJ stated that the budget is approved at the annual meeting and the board cannot override the budget amounts as presented. NV operates on a very tight budget and it is imperative that we remain solvent. No board member can spend money without first getting permission to do so.

Paula who was also on the 2006 board, stated that she thought that the \$750.00 was to review and redline the bylaws for change

Marco noted that the suggested bylaw changes that were received are not useable by NVB at all.

Motion: proposed by Marco that Marco would send a letter to Selden explaining the situation and respectfully asking for reimbursement of \$2045.70. He would be asked to

1. Pay this amount by end of July

2. Propose a repayment schedule by end of July

or

3. Come to the September meeting and discuss the issue and come to a resolution.

DJ Seconded the motion
Motion approved unanimously

Old Business

1. Amendment no. 1 on pool lease – see attached: effective to extent it will impair insurance coverage

Barbra moved to accept the amendment with requested corrections and authorize Marco to sign and deliver it to CSC

Paula Seconded
Motion approved

2. Mailboxes: the current mailbox shelters are too small to accept a complete or even partial changeover to the new security mailboxes. The shelters will need to be modified to meet both NV needs and Post office requirements. Paula suggested we investigate redoing the shelters.

The Area Development Committee will be asked to make contact with several contractors, at no cost to NV, to find out how much it would cost to redo the shelters. This will then be presented at the annual meeting for approval. Karen Chorlton and Jean McDonald are the Liaisons for the ADC. NVB would like to get the ACC committee also involved with this. DJ will approach Karen and Jean.

3. It has come to the NVB attention that at least one family has built a new fence that may encroach on the greenbelt area under the power lines. It is also obvious that greenbelt area is being used for parking. Marco will contact the homeowners with NV policy concerning green belt usage – adverse possession not allowed; can maintain but cannot own (use) for parking, sheds, private use. NV can give permission for good things (play area for NV, mowing, etc) but the CCR's do not allow private use of the greenbelt area. This raises the question of how do we enforce covenants.

4. This family appears to be doing some mowing of the greenbelt and NVB feels should acknowledge this with a gift certificate. This was not finalized or definitively decided.

5. The land swap issue with the City of Bellevue is not yet a closed issue.

6. The ACC have received a complete set of plans for the proposed tear down and rebuilding of a new home within Norwood village. The ACC will have a meeting to discuss them and approve.

There will be no August meeting. The next meeting is September 11, 2007.

Respectfully submitted,

