

Norwood village Minutes September 11, 2007

Present: Marco de Sa Silva, Barbara Kalis, Paula Oakdale, Don Jacobs, John Gregov

Meeting was called to order at 7:10.

Minutes

Don Jacobs moved to approve minutes from previous meeting as corrected.

Second: Paula Oakdale . Approved

John Gregov signed the amendment to the pool lease. Marco will record it.

Web site development:

Question as to ownership of the site – in the LOA the site belongs to Neil Miller. Barbara noted that this is common as it is intellectual property. Barbara was asked to ask Neil Miller if Norwood Village could be the owner of the site.

Marco moved Barbara Kalis be authorized to sign the Letter of Agreement on behalf of Norwood Village Board with Neil Miller and act as the agent/liaison of Norwood Village for the development of the web site.

Second: Paula Oakdale

Motion carried

Selden Beck attended the meeting to discuss monies owed NVC for unauthorized work on the Norwood declarations of restrictive covenants. The then current board authorized an expenditure of \$750.00. That expenditure ballooned into a total of \$4330.56. In addition to the \$750.00 paid, Selden Beck personally paid \$982.00 in fees. The NVB requested additional payments to cover the liability incurred by Selden Beck that was not authorized by the Board. It was deemed inappropriate to ask the Village to handle this cost out of its budget when it had no approval and was done on Selden's own recognizance. Selden delivered a check for \$1115.38 and agreed to remit an additional \$500.00 for a total of \$1615.38 to cover his liability.

Don Jacobs was requested not to deposit the check until the additional \$500.00 was delivered to one of the board members.

(See attached emails covering details of the transaction)

Marco does not want to gloss over what happened. He feels the Village members should know what happened: ie that the prior president incurred legal expenses not approved by the board and the current board requested and received reimbursement.

Marco moved: that the NVB settle with Selden for the sum of \$1615.38 on the condition that the \$500.00 balance be paid the week of September 10, 2007. He noted that Selden had already paid \$982.38 towards the bill.

Second: Barbara Kalis

Motion carried

Treasurer's report

1. Discussion on stormwater/sewage for common areas
2. Dues owed per accountant's records include late fees and penalties for non payment of dues. Discussion of legality of imposing late fees as it is not in our by-laws. Don will tell our bookkeeper not to assess the late fees.
3. However, Peder and Prosser families have been informed of their non-payment of dues and if they choose not to pay, liens will be placed on their respective properties.

Mailboxes:

Still under discussion – it is the homeowners' choice as to what they wish to do. Will need to rework shelters. No action taken at this time.

Encroachments on common land:

Appears there is a family who is encroaching on NV common areas. Marco drafted a letter to them and Marco was contacted by that family (name unknown at time of meeting) with the following:

1. Vehicles have been moved off of NV property
2. Woodpile: debris from 2006 storm – could be moved
3. Shed: has been moved from lot to common areas – must be moved back
4. Fence: homeowner feels it is on his property – wants to confirm – need to look for surveyors stakes. Marco feels the property may be irregular and fence may indeed be on his lot - solution is to get plat of lot and perhaps pace this off. It will expensive to move the fence. Possible solution: have homeowner sign off on adverse possession: acknowledge that the fence is not on his property but on NV property but that we will not ask him to move fence. In return he acknowledges that when fence needs replacement it will be moved to property line. If this is indeed don, it will be included in documentation should the home be sold before the fence is replaced by current owner.

It was noted that there may be other Norwood village members who are also in a possible adverse possession position as they claim to maintain a large parcel of NV common area.

Discussion: Amend the CC&R – nobody acquires property by adverse possession. Do not want to incur any expense by attorneys in making this amendment.

Pool

John Gregov requested that due to the lack of swimming pools in the area for HS swim team practice, that we allow Bellevue HS Girls Swim team to lease the NV Pool for practice in September-October of 2008. The charge to lease would be between \$400-500.00

Discussion: Accepted if there are no liability issues, that the insurance company has no issue with this additional usage and that there is a year to year lease – no long term.

Marco moved that NV consent to leasing the pool to the Bellevue HS Girls Swim Team for practice in the months of Sept-Oct 2008 with the understanding that it is a year to year lease and that practice not extend beyond 7 PM and that there be no loitering after 7 PM.

Second: Barbara Kalis

Approved

John will go over the insurance details. He also noted that the NV Pool is in compliance with health department requirements. Every year new standards are instated and NV pool always complies.

Next Meeting: Decision will be made if a meeting is indeed needed in October.

Paula will set a date and location for the NV annual meeting in January.

John Gregov resigned form the NVB citing lack of time to attend meetings as he is president of the Community Swim Club. His resignation was accepted. Marco will talk with BZ and Mike Bean who were on the slate at the 2007 annual meeting to see if either of them would like to replace John and take over his term.

The meeting adjourned at 9:15.

Respectfully submitted,

Barbara Kalis, Secretary