

## **Minutes from July 21, 1999**

### **Northridge Homeowners Board Meeting**

The meeting was called to order at 7:00 P.M. by vice president Neal Loes at the home of Dean Harms. Members present were Brian Sorenson, Neal Loes, Dean Harms, and Carol Payne. President Bob Steffes arrived at 7:30 P.M.

The minutes were approved from the June meeting and so was the treasurer's report for July. The treasurer's report was discussed including the lawn mowing bill of nearly \$1000 for June which is higher than normal. It was agreed to put \$X of the ready cash balance of approximately \$X in a certificate of deposit. Brian also reported that he met with Tom Cackler and past treasurer, Chuck Schmidt to audit the books. The audit was approved by the board.

Brian passed the copy of Carroll Marty's report on the development and plantings of the green spaces that Carroll prepared for the city because of the funding received via a grant from the city. It included photographs of the work being done as well as receipts for materials.

Brian paid the current insurance bill on July 1, 1999. Brian checked with State Farm Insurance for another bid. State Farm does not usually insure neighborhood associations and was leery to do so because of the neighborhood ponds. Dean spoke with John Langland at Gateway Insurance about increasing our insurance coverage to a \$X umbrella and the problem of security with the retention ponds. John Langland agreed that it is not practical to fence the ponds. Also putting warning signs in the area does not restrict the liability.

Currently the insurance provides \$X for each occurrence and \$X aggregate). The board agreed that clarification was needed on the proposed increase of coverage from Gateway Insurance. Dean will contact John Langland again. Carol Bousquet, administrative assistant, turned in several bills to the association. She produced and mailed a newsletter to residents during the month of July. It took her 16.58 hours to complete her tasks. The board agreed to pay her \$10 an hour. The total bills she incurred, including her labor, totaled \$246.94. It was agreed that Carol should be informed that the board will file the appropriate tax form for her self-employed status. Carol also discussed with President Bob Steffes the need for us to inform her of things that the board would like to have in future newsletters.

Fidella Marty attended the meeting to discuss her intention of meeting with new residents of Northridge. When she visits new residents, she will deliver a revised map of the green spaces, the green space names, and walkways in Northridge. She will also include information about covenants that exist with particular emphasis on dog runs and fences, frequently misunderstood covenants. She will also hand out Northridge directories that have been prepared by Tom Randall, realtor. Fidella will also start a card file including information about each new resident. Fidella has spoken to others who may be interested in helping her, but she wants to try out the visits herself to work out any problems that may occur.

The board decided to ask Carol Bousquet to run extra copies of the Northridge newsletter so that the latest letter could be included with the materials that Fidella has prepared for the newcomers.

Carol will also be asked to write a cover letter to go with the materials Fidella is preparing. Dean Harms volunteered to talk with both Fidella and Carol.

Neal passed a copy of a letter that he sent to Regency Builders. There are currently five homes under construction by Regency Builders that do not meet the size requirements for homes in Northridge. He asked for a written response from Regency Builders stating how the houses will be brought into compliance.

The board approved the recent newsletter prepared by Carol Bousquet. After some discussion, it was decided that at the present time the title, "Administrative Assistant" might be more appropriate than "Administrator". It was felt that Carol may be asked to do things by residents that are not in her current job description.

Vice President Neal Loes noted that the covenant review will be completed after the eighteenth addition is completed. Some current problems were discussed. It was noted that the path has caved in between the two bridges behind Evergreen lots. There is also root damage on the path. Treasurer Brian Sorenson and President Bob Steffes met with Paul Wiegand, director of public works with concerns about flooding in the retention ponds area by Bayberry and Evergreen. Mr. Wiegand agreed to get back to them by July 22.

Police are doing traffic checks along Aspen. Traffic tickets that will be issued will be warnings. Bob reminded us of the meeting to be held on Thursday, July 29 at Moore Memorial Park. Residents are being given an opportunity to share ideas and concerns about safety in the park and other issues.

Carol Payne  
Recording Secretary