

NORTHRIDGE HOMEOWNERS' BOARD MEETING

February 21, 2000

All board members were present including President Bob Steffes, Vice President Neal Loes, Member at large Dean Harms, Treasurer Brian Sorenson, and Secretary Carol Payne. Guests included Board Candidate Maureen Dockstader and Green space Committee Chairman Carroll Marty.

President Bob Steffes called the meeting to order at 7:00 P.M. at Carol Payne's home. The minutes of the January 4, 2000 meeting were approved.

Treasurer Brian Sorenson reported that he has received dues from all but three of the 414 Northridge residents and lot owners. The board discussed solutions to the problem of late arriving dues. Brian made 90 phone calls to residents whose due payments were late. The board will again review next fall ideas for increasing the timely payment of dues.

Brian also reviewed next year's budget with the board. The suggested budget follows these minutes in the secretary's notebook. Dean Harms suggested that the amount allowed for green space chemicals be increased. Pennington, although still the lowest bidder, will increase fees by \$2500 for next year. Part of the increase is due to the increasing of green spaces.

It was recommended and approved that the \$3000 allotted for chemicals be increased to \$5300 to cover the expenses. Mowing expenses will also be more than allotted because there will be approximately 40% more green space area to be maintained next summer. The budget will be balanced by decreasing the amount allotted for the walkway maintenance fund.

Brian also requested two volunteers to audit the treasurer's books for the past year. Outgoing board member Dean Harms volunteered to help. Dean will locate another independent person to help with the audit.

It was suggested that the annual meeting be held earlier next year than March to present the annual budget sooner to residents.

Carroll Marty discussed the naming of the new bridges. The new names are included in his report which follows the secretary's minutes. Carroll will attend the annual meeting and discuss how the names of the bridges were chosen. There is also a contest currently being held to name the iron bridge.

Carroll discussed the development of the final three green space gardens. He will again apply for the Neighborhood Improvement Grant from the city of Ames. Northridge Homeowners' Association will match the grant money for the improvements. The new garden areas will include limestone benches similar to the other benches that have been used previously in garden areas. Carroll will be meeting soon with Country Landscapes to plan the last three garden areas. Following his meeting he will meet with the board to discuss the committee's budget request.

Carroll also announced that the dates have been set for Northridge Neighborhood Clean-up Day (April 1) and tree-planting day (April 15). The green space committee will be pulling the lot stakes that are presently in the green spaces for safety reasons. The board discussed replacing them with some sort of markers to help with future identification of green spaces.

Carroll will ask for volunteers to help with the projects in the upcoming newsletter as well as at the annual meeting. The board also discussed with Carroll our concerns about the ditch that runs between some of the bridges in the new (17th and 18th) additions. Not only safety is a concern, but the aesthetics and maintenance of the sight is a problem. Possible silting of the ponds was also mentioned.

President Bob Steffes volunteered to write a letter to developers with our concerns. He has yet to sign the deed accepting the new green spaces and will not do so until the problems have been rectified.

The board discussed the deteriorating condition of the existing Northridge entrances. One of the entrances is missing letters. The board also discussed the new brass plaques that developers Friedrich, Hunziker, and Buck erected on the markers at Northridge entrances without board permission. Change in placement as well as possible removal of the signs were discussed. Bob Steffes will discuss the plaques as well as the deterioration of the entrance sign with developer Bob Buck. President Steffes also reported a meeting that he had with the city manager about the Northridge drainage problem along one of the green spaces near the steel bridge. The city and developers have a disagreement about the drainage pipe that exists and its adequacy. Bob also talked to attorney Craig Hastings about the problem. He advised that the board not accept ownership of the green space until the problem has been rectified.

The agenda for the annual meeting was discussed and approved. It was decided that the invitation and agenda would be sent to residents as well as an absentee ballot in the same mailing. Bob Steffes will try to erect the ballot boxes by the entrances as soon as he can. When he last checked the access was frozen and would be difficult to use. Hopefully the weather will permit him to use the holes that have been made for the posts.

Several items were discussed for the upcoming newsletter.

1. Remind residents that snowmobiles are not permitted in Northridge green spaces.
2. Carroll provide some information about the bridge names as well as ask for volunteers for the tree-planting and clean-up days.

Carol Payne
Secretary