

## NORTHRIDGE BOARD MEETING

### Minutes

April 4, 2000

President Bob Steffes called the meeting to order at 7:00 P.M. at the home of Brian Sorenson. All board members were present including Dean Harms, retiring board member. Other members present were Maureen Dockstader, Brian Sorenson, Neal Loes, and Carol Payne.

An addition to the February board minutes was that the chemicals for the green spaces will be less than expected. It will be \$3000 and the budget reflects that price. Although Pennington will be increasing their fees by 4%, the company offered the board a three-year contract with no other raise in charges. The board agreed to accept the contract.

An addition to the March Annual meeting minutes was a clarification of insurance coverage held by the association. The Northridge Homeowners Association is currently insured for the maximum allowable coverage which includes \$X dollars accidental as well as \$X for liability for each board member.

Retiring board member, Dean Harms, turned in mowing contracts and other materials he used as green space liaison.

Brian handed out the treasurer's reports from February and March. There were 106 additional lots paying dues this year. Brian suggested the board include the mention of the \$5 late fee when the dues notices are sent for 2001. The reports were approved.

Brian met with Tom Cackler and Dean Harms for the annual audit of the treasurer's books. The books were found to be in order. Brian mentioned the possibility of green space repairs being deducted from Northridges tax liability. Maureen offered to research the legal issue of the possible deduction.

Brian received a letter from Annelise Saint-Vincent, voicing concern about the empty lots in Northridge not being maintained. Concerns included no sidewalks, trash, no sod, and homes not being built. Lot 3315 was especially a concern.

Brian has two certificates of deposit to renew soon. He will combine the two into one. Brian will purchase a file box to organize the treasurer's materials.

Suggestions for improving the annual meeting were discussed. They are:

- Move the meeting from March to January because of the annual budget.
- Shorten the length of the meeting.
- Eliminate coffee and cookies but provide water.
- Book the Ames Public Library auditorium again. Make arrangement three or four months in advance to secure the room.

Board offices and assignments for the new term were made:

- President and newsletter and restrictive covenants: Neal Loes

- Vice President and city and safety committee liaison: Maureen Dockstader
- Treasurer and new resident updates: Brian Sorenson
- Secretary and Welcoming and Social committees liaison: Carol Payne
- Member-at-large and green space committee liaison as well as mowing, sprinklers, and entryways maintenance: Bob Steffes

Bob Steffes will notify Carol Bousquet about the new officers and assignments.

The green space committee will meet at Carroll Marty's home, Wednesday, April 5 at 7:00 P.M. Bob will attend the meeting.

Brian suggested that a city council member be invited to a board meeting to discuss safety concerns with us. Steve Goodhue is a Northridge resident who is on the city council. He may be contacted. The board will organize a plan and requests to be presented to the city council. The strategy will be discussed the May meeting.

Contacting the school bus company about bus stop concerns was discussed. Bob reported that presently there are 40 bus stops in the morning, 8 at noon, and 37 in the afternoon. All but 10 of the stops are made at walkways, not sidewalks.

The draft letter to the developers about the board's concern about the transfer of green space property that includes the ponds was approved. The letter includes maintenance concerns with silting, erosion, stagnant water, and dry periods. The board members agreed to meet at 5:00 P.M. on Sunday, April 9 to explore the pond area. A copy of the letter to the developers will be sent to the board's attorney, Craig Hastings.

Standardization of the board's files and boxes of materials will be discussed at the next meeting. Bob will sort through the materials that have been passed on to him. It is thought that some of the older things could be discarded.

A fence application for Muhammed Ghyour Hassau, 3104 Aspen Road was approved. The request was for a six foot high fence. Although a fence of that height meets covenant requirements, the board agreed that a request to the homeowner that the fence be lowered to four feet will be made.

A complaint has been received about a tower that is located at 2903 Valley View. The tower is approximately two stories high. The covenants for many of the additions do not allow such a structure, but the language in the covenants for that particular addition are unclear. Neal will call the residents to express concern about the tower.

The next board meeting will be held at the home of Maureen Dockstader's home on Thursday, May 18, at 7:00 P.M.