

NORTHRIDGE HOMEOWNERS' BOARD MEETING

November 14, 2000

The board meeting was held at the home of Neal Loes. Also in attendance were board members Maureen Dockstader, Brian Sorenson, Bob Steffes, and Carol Payne.

Old Business: President Neal Loes discussed the legality of the pond fountain proposal from Doug Steenblock in the green space with the board's attorney, Craig Hastings. Craig said that there are no legal contract barriers. However, he recommended that there be a legal contract between the board and the homeowners with the pond proposal. They have said they will form a separate association to fund and maintain the fountain. Craig Hastings recommended that the contract exempt the Northridge Homeowner's Association from any responsibility toward maintaining or operation of a pump.

Brian Sorenson volunteered to contact the Homeowners Association's insurance company to find out if the association would have any additional liability with the installation of a fountain in the pond. Neal will contact Doug Steenblock and communicate the board's recommendations.

The fence that has been erected at 3002 Aspen Road was discussed because of the three letters the board has received complaining about the fence and its height. Brian responded to the letters of complaint in writing noting that the homeowners are in compliance with all the covenants regarding fences in the neighborhood as well as meeting city requirements. One of the persons concerned with the height of the fence did take several measurements and has said the fence exceeds the maximum height of six feet. Neal will send a letter to the homeowner, Mike VandeVoort, explaining the possible violation.

Bob has been in contact with Pennington Lawn Service about the large increase in what they are charging Northridge for maintenance of the green spaces. The company incorrectly calculated the amount of green space that is being maintained by them. Pennington agreed to credit the association for the excess fees in the Spring. The board agreed to request another corrected billing so that the correct amount be paid this Fall. Our current contract with Pennington extends to December 31, 2001.

Neal also sent four letters to the lot owners who are not in compliance with maintaining undeveloped property. This was to reinforce the letters sent by Bob Buck for the developers. Letters were sent to Dr. and Mrs. Steven Hallberg, Mr. and Mrs. Dick Johnson, Mr. and Mrs. Jami Larson, and Robert and Grace Pastiak. The lots are to have sidewalks installed and non-wooded areas need to be seeded and sodded 25 feet or more from the curb.

A concern from several residents about parties at a residence on Magnolia Circle was discussed. Noise, late hours, and the frequency of the parties have caused some of the neighbors to complain. The board discussed at length whether it was the city or the board's responsibility to address the problem. The restrictive covenants were reviewed. Neal will check with attorney Craig Hastings about the interpretation of the covenants.

Two people have volunteered to run for the open positions on the board. Chelon Stanzel, and Jeanne Sosnouski will seek election to the board. An article in the December

newsletter will introduce them as well as inquire if anyone else is interested in the positions. Neal will ask Carol Bousquet to contact Jeanne and Chelon.

Neal will request that administrative assistant Carol Bousquet send out dues notices and ballots. It was decided to set the payment due date for January 16, 2001.

Articles suggested for the next newsletter:

- Warn residents about safety concerns of the ice on ponds.
- Review the roll of board members. Include what we can and can't do.
- Covenant updates.
- Announcement of board candidates with short biographical information.
- Remind residents to pick up their dog's droppings.
- Include a dues notice.

Ken Jannsen has purchased a sounding device that checks water well levels along the riverbank for \$152.03. He will be reimbursed from the riverbank fund.

Two certificates of deposit are coming due this month. Brian will combine them into one certificate which will total around \$X. In March another CD which is approximately \$X will mature. Brian was given board approval to add between \$X in ready cash to it before renewal.

Neal received a letter from Ken Jannsen listing the specifications concerning the ponds' depths and improvements by the developers. The developers would like a response from the board accepting the ponds as they now are. A concern was discussed that one of the ponds may not meet the specified depth. The board agreed to accept the ponds and send a letter with the acknowledgment to Don Newbrough, the developers' attorney.

The meeting was adjourned at 8:52 P.M. The next meeting will be held at the home of Carol Payne on Monday, December 11 at 7:00 P.M.

Carol Payne
Recording Secretary