

NORTHRIDGE HOMEOWNERS' ASSOCIATION BOARD MEETING
MINUTES
May 18, 2006

Board Members

Matt Cooper, Interim President; Jim Baker, Vice President; Jeff Mann, Treasurer; Jill Roof and Richard Geil, Members-at-Large; LeAnn Hillier, Administrative Assistant; Carroll Marty, Green Space Manager

Call to Order

The meeting was called to order at 7:05 p.m. All members, except Jill Roof, were present.

Previous Minutes

The minutes from the April 20, 2006, board meeting were reviewed and approved without modification.

Treasurer's Report

Treasurer Jeff Mann presented a detailed handout of the associations' account balances. Total assets as of April 30, 2006, are \$xxx and by the end of May they are projected to be \$xxx. Total expenses for March and April were \$xxx with the majority of the expenses relating to green space issues (maintenance, mowing, and ponds).

Federal taxes have been paid at a cost of \$xxx. This increased over last year because revenue is up from interest income. The books (assets/expenses) are in balance and a CPA in Des Moines has been selected to complete an audit in June.

As of May 19, 2006, 352 annual dues have been received. Approximately 61 remain. Late notices were mailed May 13.

Green Space Manager Report

Carroll Marty presented the board with a detailed bill for his work for the previous month. He cleaned trees out of ditches between bridges, cut down a honey locust tree and did spring pruning of trees and weeding of entryways. He spread two yards of mulch around trees and brought 5 yards of brush to the yard waste dump. He also planted four new trees (3 pear and 1 maple) and cleaned green scum off of the small pond. This totaled 19 hours of labor for the past month.

According to Carroll, the green scum on the small pond is a continuing, nuisance problem. He has cleaned the pond multiple times (at 1-2 hrs/time) and within a week of cleaning, the pond is 75% recovered with green scum. Three options for this pond have been discussed: 1) clean the pond weekly, 2) let the pond 'go natural' and become a wild marsh/conservation area, or 3) fill it in to the level of the culvert or drainage pipe. The board decided that the neighbors who are in direct view of the pond should be consulted as to their preference. Matt Cooper and Jim Baker will discuss the options with the

neighbors in the pond vicinity and report their findings to the board. Matt Cooper was also asked to give an estimate of the cost to haul dirt and have the pond filled-in.

Garage Sale

The garage sale has been scheduled for Saturday, June 24 from 8 AM to 2 PM. LeAnn Hillier will develop and distribute a flier to be mailed to all homeowners. Rich Geil has volunteered to be the contact person for the garage sale and will distribute individual signs to homeowners. Matt Cooper will have the entryway signs altered with this years' date and place them at the entrances. Jeff Mann will place the advertisements in the newspapers.

Entryway Enhancement Project

Currently, the vote stands at:

149	yes	49%
130	no	42.8%
25	no response	8.2%
304	total returns	

Although 352 dues have been received, only 304 returned the annual dues sheet (with the ballot on it). The difference (48) has an automatic dues payment. The 25 no response votes returned the dues sheet, but did not vote.

This issue was tabled until all final ballots have been received and the vote is final. It was reiterated and agreed, however, that a follow-up fact sheet/letter shall be developed with the help of interested homeowners (as was stated at the annual meeting) regarding the outcome of the entryway project. This letter will be mailed to all homeowners to keep them abreast of the issue.

Neighborhood Improvement Program (NIP)

LeAnn Hillier provided the board with the paperwork to apply for a Neighborhood Improvement Program (NIP) grant offered by the Ames City Council. This grant provides matching money up to \$5,000 to neighborhood groups willing to contribute their time, energy, and funds to improve their neighborhoods. Jim Baker volunteered to begin completing the paperwork, which is due July 31. If the entryway project continues, the application will be directed toward it. However, if the entryway project is voted down or stalled indefinitely, other options for this grant were discussed.

Jim Baker presented the board with solar sign lighting information. The lighting could be used in conjunction with new entryways, or to improve current entryways, at a significantly reduced cost than conventional lighting. More trees (possible boulevard placement) and improved/renewed landscaping (especially in the North areas of Northridge) was also suggested as a use for the NIP. Lastly, placing a backstop in the North 40 and making it into a baseball/soccer field was suggested. Each board member was charged with bringing new ideas to the next board meeting for improving different areas of Northridge.

Monetary Caps for Capital Improvement Projects

The following resolution was proposed by Jeff Mann to add to the bylaws:

“Any new capital project (not maintenance issues) exceeding \$20,000, or \$50 per household, in expenditures requires a simple majority vote from all homeowners in order to proceed. Any major replacement/repair project is excluded from this rule.”

The resolution was seconded by Jim Baker, and unanimously approved. Jeff Mann will further explore the process to include the resolution in the bylaws. It was also suggested that, in the future, two separate banking accounts be created, one for repairs/replacements and one for capital improvements.

Neighbor Mailbox

Resident Bill Barquist, 3439 Valley View Road, requested permission from the board to replace his current mailbox with a brick mailbox that matches his home. After searching the bylaws for restrictions (and finding none) and discussion by the board, the resolution of a brick mailbox at 3439 Valley View was presented by Matt Cooper and seconded by Jim Baker. The motion passed unanimously.

Adjourn

The meeting was adjourned at 8:40 p.m. The next meeting is scheduled for Thursday, June 15 at 7:00 p.m. at Carroll Marty's home.