

# **NORTHRIDGE HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES**

February 15, 2007

## Board Members

Board members present: Dick Geil, President; Wendele Maysent, Vice President; Tom Huisman, Treasurer-elect; Jeff Mann, Treasurer; Lois Pedigo, Secretary; Kate Sordelet, Member-at-Large. LeAnn Hillier, Administrative Assistant, and Carroll Marty, Green Space Manager, were also present.

## Call to Order/Approval of Minutes

The meeting was called to order at 7:00 p.m.

## Treasurer's Report

Treasurer Jeff Mann presented an overview of year-end account balances for 2005 and 2006. The total balance of checking and both savings accounts for 2006 is \$xxx (see attached handout). He explained that a large balance is maintained primarily for anticipated repair to walking paths from general wear and tear usage and tree root damage.

Expenses for 2006 were categorized and illustrated in a handout. More than 60% of expenses are directed toward green space management (including mowing, fertilizing, pond management, landscaping, and fees for Carroll Marty). Jeff Mann explained to the homeowners present the role that Carroll Marty fills and the excellent job he performs. After green space, the next largest expenses are liability insurance and property taxes.

Finally, a budget for 2007 was presented (see attached handout). Expenses for 2007 were approximated at \$xxx and revenues were estimated at \$xxx. Jeff Mann also reported that dues notices should be expected in the mail in the following week or two.

## Nomination and Election of Board Members

Jim Baker, Jill Roof, and Matt Cooper have completed their terms and are not seeking re-election. Jeff Mann, who sought re-election, was nominated by Jill Roof and seconded by Rich Geil. Other individuals nominated for board membership by Jeff Mann, and seconded by Jill Roof, include: Tom Huisman, Wendele Maysent, Lois Pedigo (in absentia), and Kate Sordelet. All homeowners present unanimously approved all individuals nominated. Officers of the new board will be elected at the initial meeting and contracts for the coming year will be discussed (e.g. ChemLawn, etc.).

## Open Discussion

The floor was opened for discussion of issues and questions by individual homeowners.

1. A homeowner would like to eliminate the pond on Almond Road. He notes that the pond is too shallow to support life, except frogs, and that it is constantly covered with scum despite efforts to clean it. He also sees the pond as a safety concern. It was explained to the homeowner that the board explored the possibility of eliminating the pond last year and found that it is not cost

- prohibitive. However, a majority of the neighbors adjacent to the pond did not agree to its elimination. The board encouraged the homeowner to “lobby” his neighbors to come to an agreement on the pond elimination.
2. A homeowner would like the community-wide garage sale to be continued this year and would like it to be held in May. The board assured the homeowner this would be possible, and a May date would be set at the next board meeting.
  3. Traffic issues – There is a concern that there are too many parked cars along Northridge Parkway advancing toward Moore Memorial Park creating a safety hazard (especially during winter when snow banks narrow the road). It was noted that this is likely a question for the City. However, the board may contact the City and determine whether more lights for the area would be appropriate or whether the parkway could be made a snow emergency route. Another ongoing concern is speeding throughout the neighborhood. It was noted that the City would not allow speed bumps due to liability and damage to vehicles. It was suggested that the board have the City post the large, automated speed limit signs for a few days again.
  4. A homeowner inquired as to whether he could install a concrete slab and basketball hoop at his expense in the green space behind his home, as his yard was quite small and his driveway too steep. Unfortunately, due to liability issues, the board informed him that this was not possible. It was also discussed that a baseball backstop and soccer goal could possibly be installed in the North 40. However, this could be a problem as the North 40 is a reservoir.
  5. Recent winter snow/ice storms have downed several trees. If you have tree issues, please call Carroll Marty for assistance with tree removal. Also, there have been snowmobile tracks on paths. Please remember motorized vehicles are not to be on the walking paths. This is generally noted in newsletters. To be most effective, the board will talk to homeowners committing the infraction.
  6. Questions regarding the newsletter. The board is hoping to get the next newsletter on the website, as well as a paper copy in the mail. One homeowner would like the newsletter to be more creative, not simply a list of “do’s and don’ts” around the neighborhood. Any suggestions are welcome.
  7. Another homeowner requested a social or community event planned for the summer. The board recommended an ice cream social as was held summer 2005.

#### Adjourn

The meeting was adjourned at 7:55 p.m. The next meeting is scheduled for Thursday, March 22 at 7 p.m. Location is to be determined.