

**NORTHRIDGE HOMEOWNERS' ASSOCIATION BOARD MEETING
MINUTES**

November 14, 2007

Board Members

Present: Dick Geil, President; Wendele Maysent, Vice President; Becky Williams, Treasurer; Lois Pedigo, Secretary; Kate Sordelet, Member-at-Large; Carroll Marty, Green Space Manager; LeAnn Hillier, Administrative Assistant; and Danny Staedtler, Website Manager

Absent: Jeff Mann, Member-at-Large

Call to Order/Approval of Minutes

The meeting was called to order at 7:05 p.m. The minutes from October 10, 2007, were unanimously approved as written.

Treasurer's Report

Dick Geil provided an update on the various NR homeowners association accounts. There is currently a total of \$xxx in all accounts at the Credit Union. The breakdown is as follows:

| | |
|--------------------|--|
| Savings | \$xx @ 0.75% interest |
| River Bank Savings | \$xxx @ 1.25% interest (instituted by the builders for erosion possibilities) |
| High Yield MonMrk | \$xxx @ 3.25% interest |
| Checking | \$xxx @ 0.5% interest |
| CD's | \$xxx (total of 4 CD's) |

The year-to-date dividend/interest (since 8/07) of all accounts is \$xxx

The board discussed the possibility of putting the River Bank Savings into a certificate of deposit to gain a larger interest rate (4.26%). This money has not been used since the builders invested it approximately 12 years ago, so the board feels it would be safe to put it into a 1-year CD. If the money were needed early, three months of interest would be forfeited. Dick Geil will make the appropriate changes with the Credit Union.

There is no update regarding the 27 dues remaining to be collected from the Annual 2007 dues payments. President Dick Geil will contact Jeff Mann to resolve this issue.

Green Space Manager Report

Carroll Marty presented an itemized bill for his services including the rental of an aerial lift to remove willow trees and stumps in south Northridge near an entryway to Moore Park. Two pear trees were planted where the willow trees were removed. Carroll thanked Dean Harms, Chuck Schmidt, and Bill Watson for their volunteer assistance with removing these trees.

Carroll reported that Frye's Tree Service has successfully removed the large cottonwood tree (including the stump) behind homes on Ridgetop Road. Although a bill has not

been received, Carroll expects it to be between \$950 and \$1050. LeAnn Hillier, the homeowner with the fence near the tree, noted some minor fence and sprinkler head damage and Carroll recommended the homeowner contact Frye's for any repair needs.

There are some pine trees in White Pine Way that Tom Harrington, a tree specialist from ISU, surveyed and determined are healthy for now.

Green Space Committee

Kate Sordelet reported that the Green Space Committee (GSC) met on October 24 regarding several issues (agenda and minutes attached). **The GSC recommends removal of the park bench at Willow Walk**, but leaving the other two benches, as there has been no complaints regarding these. The board agreed to remove the bench (and Carroll Marty will complete ASAP), however, the concrete will remain until spring due to the inability to re-sod at this time. **The GSC recommends that if additional seating is requested, it should be 'garden-oriented' (e.g. stone benches, plantings, etc.).**

The GSC discussed the possibility of a backstop in the North 40 and **recommends that no additional equipment be placed within the North 40** to avoid any liability issues or homeowner requests to infringe upon other green space areas. President Dick Geil noted that he spoke with NR's insurance carrier and was assured that there would be no increase in premiums or liability coverage problems. However, a rider may be needed for non-organized activity protection. Lois Pedigo questioned whether the aesthetics of NR would be negatively affected by the placement of equipment and visitor parking. In addition, there was some concern that additional maintenance would be required if equipment is placed in the North 40. The board did note that there was a positive vote on the summer questionnaire to use the North 40 as recreational space. However, due to the many issues raised, the board voted to follow the recommendation of the GSC and place no additional equipment within the North 40 at this time.

If the board decides to proceed with installations in the future, a **Neighbor Notification Policy** will be instituted. This policy, unanimously agreed to by the board, will include: 1) a 30-day written notice to all neighbors immediately affected by any change so timely feedback and comments can be given; 2) an e-mail will be sent to all NR residents; and 3) notification will be placed on the website. A notification form has been developed by the GSC (see attached).

In general, the GSC **recommends that NR focus efforts on beautifying the community via a strong maintenance program rather than adding new structures or items to the neighborhood.**

The board voted to reactivate the GSC as it has not met in approximately two years. Kate Sordelet will attempt to recruit two additional members to serve on the committee and the group will name a chairperson. The newly formed GSC will: 1) provide a mission statement to the board, 2) perform two neighborhood walkthroughs in the spring to inventory needed green space projects, 3) keep a log of the work that is needed and completed, 4) provide some long-range planning and estimate of costs to the board. The

responsibilities of the Green Space Manager, vendors, and the GSC need to be outlined in the future by the board.

Website/Newsletter

Danny reported that the re-designed website is almost complete. He noted that he still needs the standardized letters to post (e.g. motor homes and 48 hours, mailboxes, neighborhood notification).

Welcome Committee

Fidella Marty has re-instated the Welcome Committee with 19 members. Each member has received instructions and handout materials. She will be sending contact information of any new residents to Danny to keep the records updated.

New Business

The dues notice for 2008 will be sent out with the Annual Meeting notice by December 14, 2007. Return date for the dues is February 1, 2008. Becky Williams, Treasurer, will complete the mailing. The Annual Meeting is scheduled for January 14.

Adjourn

The meeting was adjourned at 8:40 p.m. The next meeting is scheduled for Wednesday, December 12, 7 p.m., in the Greater Iowa Credit Union meeting room.