

# Northridge Homeowners' Association

## Board Meeting Minutes from Agenda April 9, 2008

### Members

Present: Roger Thompson, President; Dick Geil, Treasurer; Kate Sodelet, Secretary; Heather Penney, Member at Large; Carroll Marty, Green Space Manager; Danny Staedtler, Web Manager. Not attending: Wendele Maysent, Vice President

### Call to Order/Approval of Minutes

The meeting was called to order at 7:00 p.m. The March Meeting Minutes were presented and were approved with some changes to the interest rates that were presented in the financial rate section of the minutes.

### Treasurer's Report

Dick Geil distributed the March 2008 financial statements. He presented the invoices listed below and payment of these invoices was approved by the Board.

#### Approved Invoices:

Garage Sale Signs - \$xxx

NR PO Box Rental - \$xxx

Carroll Marty Construction - \$xxx (*clean-up of Entryways and gardens*)

Dick also indicated that there are still two residents who have not paid their Northridge Association Dues, which were due February 1, 2008. He also indicated that Northridge's Federal Income Taxes were paid, which were \$xxx.00. Northridge needs to pay taxes as we are not considered non-profit organization. A Homeowner Association has to spend 85% of the collected revenue or more to be considered non-profit organization. The bank needed to transfer funds to checking to cover the Associations' tax payment; therefore, the account was debited a \$xxx transfer charge.

### Green Space Report

Carroll Marty presented his invoice for cleaning-up the Northridge entryways and the gardens throughout the neighborhood. The invoice also covers material and labor for filling muskrat holes under a section of our walking paths so the paths would not collapse due to the digging of the muskrats.

Carroll Marty's upcoming projects include: Hauling dirt to fill in the pond bank that has sunk due to muskrat digging. He will be removing some willow trees that are causing some concern along with removing the concrete pad that was left after removing a bench last fall. In addition, he will be performing tree trimming, general trash clean-up, and grass seeding where tree stumps were previously removed.

## **Board Meeting Minutes from Agenda April 9, 2008 (Continued)**

Kate Sordelet gave an overview of the Green Space Committee Minutes. She discussed that the GSC planned to tour the neighborhood on June 7<sup>th</sup> or 21<sup>st</sup>. A suggestion was made that the GSC might want to locate a digital camera to take some pictures of the upcoming work projects so that the Board could review the work areas.

### **Old Business**

The Board received a request to approve a fence and a shed on a resident's property. The Board felt the shed plans that were submitted really reflected more of a building structure and think the shed should be a smaller structure. Roger Thompson was going to review the covenants for the 7<sup>th</sup> Addition of the neighborhood to determine if a fence was allowed or not on the property in question. Then he was going to send the resident a letter with the Board's decision.

Heather Penney mentioned that she observed someone spraying (possibly fertilizer) around the edges of some of the walking paths. Carroll Marty was going to check with our lawn vendor on this issue as the vendor was suppose to notify Carroll Marty in advance of performing any green space work projects.

### **New Business**

The Board discussed an email that was sent in regarding a junk car. The Board determined that this issue was not covered in our Northridge covenants as the City of Ames has an ordinance governing this issue. Roger Thompson was going to contact the resident with the car in question and inform them of the City of Ames ordinance.

The Board also discussed designing some sort of notification form to residents when their properties were out of compliance with a Northridge covenant. Roger Thompson suggested that an impersonal notification was a bit less friendly than a personal appeal so he offered to contact anyone who was out of compliance. Carroll Marty agreed to provide Roger Thompson with a list of problem issues and the rest of the membership concurred.

### **Adjourn**

The meeting was adjourned at approximately 8:30 pm.