

Northridge Homeowners' Association

Board Meeting Minutes from August 13, 2008

Members

Present: Roger Thompson, President; Wendele Maysent, Vice President
Dick Geil, Treasurer; Kate Sodelet, Secretary; Heather Penney, Member at Large;
Carroll Marty, Green Space Manager; Danny Staedtler, Web Manager.

Call to Order/Approval of Minutes

The meeting was called to order at 7:00 p.m. The June 11th Meeting Minutes were presented and a correction was made, which indicated that Dan Staedtler was not in attendance for the June 11th meeting.

Treasurer's Report

Dick Geil distributed the July 2008 financial statements. The invoices listed below were reviewed and approved by the Board.

Approved Invoices:

Cold Stone Creamery Deposit - \$xxx

Cold Stone Creamery - \$xxx

DJ for Summer Social - \$xxx

2005 IRS Late Fee - \$xxx

Arthur's Mowing Service - \$xxx

Arthurs Mowing - \$xxx (*submitted that evening of August 13, 2008*)

Carroll Marty Construction - \$xxx (*work description will be added*)

Carroll Marty Construction - \$xxx (*submitted that evening of 8/13/08*).

Covered six hours of work to spray roundup, weed gardens & entryways, water trees, spread mulch, clean out water way by North Forty, spray for yellow jackets and chip up brush.

Dick Geil indicated that the Northridge Association made \$xxx in interest to date this year. He indicated that he found the Association owed \$xxx in back taxes for 2005 so he paid the invoice. Dick is going to look into setting up paying for Northridge Associations' property taxes on-line. As a follow-up item, he indicated that he was able to return a duplicate dues check to a homeowner. The total cost associated with the Ice Cream Social came to \$xxx. He also plans to contact Chuck Schmidt regarding scheduling an audit of the financial reports.

Green Space Report

Carroll Marty presented his invoice for numerous work activities that were conducted during the past month. These activities are briefly described above in the "Approved Invoices" section.

Recently, Carroll rented equipment to allow him to fix all the approaches to each of the bridges. He also filled muskrat holes. He continues to work on spraying yellow jackets near Sage Point. The members discussed contacting

Ken Holsher (292-6499) as he may have an idea of how we can get rid of the problem yellow jackets. These yellow jackets are located on a homeowner's private property but it is very close to a common area so the homeowner is also trying to spray the yellow jackets.

Carrol Marty indicated that some future projects include: taking down a few trees in White Pine Way. Removing a willow tree from the Willow Walk area. He plans to work on grinding down some "bumps" in the pathways. Carroll also noted that he has not been getting a good response from the solar light company so he does not plan to buy anymore solar lights.

Kate Sordelet indicated that two members of the Green Space Committee performed a walk-through of the area South of Sycamore Road and noted trees that need to be pruned. Approximately, 100 trees were identified as either needing overall shaping or lower branch trimming of pines. Pathways were also looked at during this walk-through and a recommendation is being made to replace full sections of pathways at a time by starting on the South end of the neighborhood and working North.

Approximately, 40 of the identified trees are on the Northridge Parkway and reside on individual homeowner property. Therefore, Roger Thompson is going to contact the City of Ames regarding the possibility of City of Ames trimming these 40 trees. However, it is anticipated that to have expert shaping of these trees it will require hiring a tree trimming service.

Kate Sordelet needs to contact a few vendors for bids on the tree trimming work. A suggestion was made to contact Frys in Webster City along with Ames Story (Tree & Lawn) and Dan's Custom Landscapes.

Regarding the pathways, the Board Members felt that willow trees and some other problematic trees be removed prior to any large section of pathways being replaced. Therefore, this issue will be revisited once problematic trees close to the pathways have been removed.

It was also noted that a cement block planter has been placed very near to a pathway, which creates a hazard. The homeowner will be contacted to see if he is willing to relocate the planter.

Old Business

Sprinkler Disconnect

Carroll had contacted Gibbs Plumbing to have them check for the main locate. He is still trying to get a response from Gibbs Plumbing. He also contacted Marc Spec. He will follow-up on the issue; however, the City of Ames currently is not "dinging" us on this issue.

Email Distribution List

The Welcome Committee has done an outstanding job collecting Northridge Homeowner email addresses. To date, we have 412 email addresses on file. Three homeowners did not want to provide their email address, four did not have an email address, thirteen new homeowners were found during this process, and the Welcome Committee is still trying to obtain 27 email addresses. The email system is working very well for notifying residents of problem issues, such as the recent break-ins in the neighborhood and it proved very effective in locating a homeowner's lost cat.

Covenants

Wendele Maysent spent a considerable amount of time reviewing the Northridge Association restrictive covenants for all 18 additions. During the process he noticed an error to fix concerning the 18th addition lot lines. Danny Staedtler will begin to work to correct this issue. Wendele prepared a detail document showing the *"Fencing Restrictions and Common Area Restrictions"* for all 18 additions. Several Board members plan to meet with an attorney regarding the covenant issue.

New Business

Ponds

It was just noted again that the Builders of Northridge constructed the ponds for drainage; therefore, it is not a viable option to fill the ponds. It is necessary to keep the ponds draining properly and the Board may look at options to better maintain the appearance of the ponds.

Web Manager

At a previous meeting the Board voted to compensate the Northridge Association's Web Manager. The position will now be compensated at \$xxx per hour with invoices being submitted to the Treasurer.

Adjourn

The meeting was adjourned at approximately 8:30 pm.