

# **Northridge Homeowners' Association**

## **Board Meeting Minutes from October 8, 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 and Danny Staedtler, Web Manager.

### **Call to Order/Approval of Minutes**

The meeting was called to order at 7:00 p.m. The September 10, 2008 Meeting Minutes were presented and a reminder note will be placed in the minutes that indicates that the Northridge Associations taxes are due early on March 30<sup>th</sup> and not on April 15<sup>th</sup>.

### **Treasurer's Report**

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

#### **Approved Invoices:**

State Farm Policies - \$x.xx (This covers liability for the green spaces and NR Board members)  
Umbrella Policy - \$x.xx  
Tanner - \$x.xx (for NR garage sale signs)  
Tru-Green - \$x.xx (fertilizer and weed control)  
Arthur Mowing - \$ x.xx  
Lowes - \$ x.xx (cement for bench placement)

Dick straightened out a check to Tierney. Chuck Schmidt conducted an audit of the Northridge Associations financials. Dick Geil provided the entire workbook in Excel to Chuck. Chuck was complimentary of Dick Geil's accounting system. The review indicated a small overage from previous years accounting. The review indicated that the Treasurer is doing a good job of keeping just enough money in checking to cover expenses; therefore, maximizing earned interest on CDs. The Board would like to thank Chuck for his time auditing the Northridge Association's financials and performing the work for no fee.

### **Green Space Report**

Carroll Marty's was away on travel; therefore, work activities were put on hold. Also, Carroll had not heard anything back from the various plumbers that he has contacted regarding the water shut off.

### **Old Business**

#### **Pruning Trees**

Kate Sodelet and Tom Harrington met with Matt and RJ from Dan's Custom Landscapes (DCL) on the morning of October 8<sup>th</sup>. The group spent an hour together to discuss and view some of the trees that were identified for pruning.

DCL will put together a bid, which will address structural pruning to benefit the health of the trees. It was suggested that the pruning would be more significant since it was uncertain as to when the Board would request future pruning for these trees. Therefore, the trees may look somewhat sparse the first year. They plan to cut a significant part of the tree's crown and will look to remove limbs that would eventually cause the tree to split.

The bid will be completed in approximately one week. Kate provided DCL with a copy of maps which identified the trees requiring pruning. After the meeting, the employees of DCL continued to walk, identify and map trees needing pruning. DCL may be including additional trees in their bid as some trees were not identified in the first walk-through. DCL indicated if they get the job, the cutting will not begin until the end of November or early December due to workload. DCL also inquired if the residents would be notified and Kate indicated that the Board plans to send out an email to residents prior to the start of the Pruning Project to make them aware of what to expect, e.g., significant cutting, Maples bleeding-out sap, etc. Kate also let DCL know that a Board member was obtaining signatures from the residents on Northridge Parkway so that those trees could be pruned. DCL also indicated that they would not have a problem getting in and trimming trees in tight spaces as they have a "spider lift" and it only needs 31". They also indicated that some trimming would be conducted by climbing the trees and securing themselves with ropes.

#### **Sprinkler Disconnect**

Carroll is going to follow-up with a few vendors that he has contacted.

#### **Covenant Renewal Process**

The covenants have been finalized and the total cost was \$x.xx. The Board would like to thank Roger and Wendele for all of their hard work in getting the covenants extended until 2029. Several emails have come from homeowners, which thanked the Board for getting the covenants extended.

#### **Web Site Disclaimer**

Dan is going to post the new covenants on the web site along with a disclaimer.

#### **Other items:**

Roger asked the Board about the location of all the Board's critical documents. The Board plans to gather all of these documents and obtain a lock box at the Greater Iowa Credit Union so that these documents can be better protected. Kate will bring a box of documents to the next Board Meeting, which was provided to her by LeAnn. These documents will be reviewed and will be given to a continuing Board member.

### **Adjourn**

The meeting was adjourned at approximately 8:30 pm.