

Northridge Homeowners' Association

January 2016 Annual Meeting Agenda

Date: Monday, January 11th, 2016 @ 5PM @ Greater Iowa Credit Union

- I. Call to Order
- II. Approval of Minutes from the December 7th, 2015 Board Meeting
- III. N.H.A. Liability Insurance – Scott Richardson – State Farm Insurance
 - a. Commercial Liability \$1514
 - b. Condominium Liability \$3552
 - c. Fidelity Bond \$325
- IV. Treasurer's Report
 - a. Review of financial reports
 - b. Review and approval of new invoices
 - c. Report on Information on new homeowners
 - d. Approve Treasurers report for September – November
 - e. Update on incoming Homeowners fees
- V. Green Space Manager's Report
 - a. Update on green space projects
 - b. Future green space projects
- VI. Old Business
 - a. Drone Update
- VII. New Business
 - a. Applications for fencing or kennels
 - b. Distribution of new Northridge phone book
 - c. Election of Officers for the 2016 Year
 - d. Meeting dates and times for next meetings
- VIII. Adjourn

Northridge Homeowners' Association

Board Meeting Minutes from January 11, 2016

Members

Present: Jim Penney, President; Pat Conley, Vice President; Carroll Marty, Green Space Manager; Chris Brinkmeyer, Secretary; Danny Staedtler, Web Manager; with, George Covert, Mike Gaul, and David Farrell, as Members at Large;

Not Present: Dick Geil

Other Northridge Association members attending were; Madhu Gadia, Jim Bolinger, and Ajay Nair

Also in attendance was State Farm Insurance agent Scott Richardson, whom Northridge Association has insurance with.

Call to Order/Approval of Minutes

The meeting was officially called to order at 5:30 p.m. The December 7, 2015, Board Meeting minutes were approved following a motion by Pat Conley and a second by George Covert.

The first item of business was to review and discuss the Northridge Association existing insurance coverage, by Scott Richardson. The three policy coverages were summarized;

- 1) Condominium Policy
 - a. \$x,xxx Liability coverage for;
 - i. Board of Directors for decisions affecting others or mismanagement
 - ii. Volunteer coverage
 - iii. Any Rental space the association may rent
 - iv. It was strongly recommended that independent contractors (those employed by the association) must provide and have their own insurance coverage.
 - b. \$x,xxx Medical coverage
 - i. Covers injured persons on association grounds
 - ii. Potential examples include; Snow and Ice, issues causing injury in parks and common areas
- 2) Commercial Liability Umbrella, Additional \$x,xxx over Condo policy
 - a. Covers all common grounds
 - b. Covers Directors
- 3) Fidelity Policy
 - a. Protects Association for Fraud or Theft up to \$x,xxx

After review and questions from the board, Mike Gaul made a motion, seconded by Brinkmeyer to have Scott Richardson quote premium charges to increase medical coverage from \$x,xxx to \$x,xxx and increase sign coverage to \$x,xxx, motion carried.

Treasurer's Report

The treasurer's report was forwarded by Dick Geil, summation below;

- Total account assets as of December 31, 2015 was \$x,xxx.xx
- Credits for the months of December, included deposits from various association members for dues of \$x,xxx.xx.
- Debits for December included paid bills to;
 - Arthurs Mowing for September of \$x,xxx.xx
 - Carroll Marty for November hours worked and aerial lift rental, total paid was \$x,xxx.xx
 - Ken Cook for pond electricity; \$x,xxx.xx
 - Nite Owl Printing for 2016 Directory; \$x,xxx.xx
- December Treasurers report and annual financial summation was approved after a motion by Brinkmeyer and seconded by Gaul.
- One outstanding bill was approved to be paid after motion by Gaul and second by Farrell. The invoice was to Carroll Marty for work completed in the green space, which was mostly for tree trimming, chipping, and hauling of limbs, totaling \$x,xxx.xx.

Green Space Report

Carroll Marty gave an update on work completed in the green space including;

- Tree trimming, chipping, and hauling of debris.
- Carroll had four persons volunteer from association to help, when the aerial lift was rented to trim trees.
- Carroll mentioned he spent a good amount of time weeding in 2015, he is still looking for volunteers to help with various gardens in common areas, including those near the Northridge signs.
- Jim Bolinger asked about planting of trees near underground pipeline in the association. Carroll responded any trees and brush should be planted back twenty five feet from pipeline, if not, any planting may be destroyed if Natural Gas Company needs access to line.

Old Business

Report on Drone Free Zone:

George Covert gave another update on Drones, noting;

- 1) All Drones must be registered with FAA within 30 days of purchase
- 2) Individuals must register one time for all aircraft and must be at least 13 years of age
- 3) Registration charge is \$5.00

New Business

- No applications for fencing or kennels noted.
- Printing of new Northridge phone book is complete and ready to be distributed to all in association; time was taken at the meeting to discuss how to best distribute the directories. Several board members agreed to deliver in their neighborhood with Dave Farrell, leading this organization.
- Jim Bolinger asked a question about parking cars on the street as he thought there was a covenant restricting it. No such covenant is known by directors.
- Nomination and election of new directors for the 2016 took place as three current directors are looking to resign from the board; Jim Penney, Pat Conley, and Mike Gaul.
 - Carroll Marty asked for nominations from the floor which included Madhu Gadia, Jim Bolinger, and Ajay Nair.
 - There being no further nominations, Dan Staedtler and Mike Gaul made a motion and seconded Gadia, Bolinger, and Nair be the new directors for 2016, motion carried.
 - Do to the lateness of the hour and the need to vacate meeting room, it was decided the new board shall meet at later determined date to elect the association officers for 2016.

The next Board meeting was not determined but may be Feb 8th or 22nd.

Adjourn

The meeting was adjourned at 7:12 p.m. following a motion by Gaul and Conley.

**Respectfully Submitted,
Chris Brinkmeyer, Secretary**