

Northridge Homeowner's Association

June 2017 Board Meeting Agenda

Date: Monday, June 12, 2017 @ 5:15 PM

@ Northridge Village – Ground floor meeting room

- I. Call to order
- II. Approval of minutes from the March 2017 Board Meeting
- III. Treasurer's Report
 - a. Review of financial reports / May - June
 - b. Review and approval of new invoices
- IV. Green Space Manager's Report
 - a. Update on green space projects
 - b. Future green space projects
- V. Old Business
 - a. Pond Maintenance for 2017.
 - b. Publishing a new Northridge member contact book, with homeowner expectations letter.
 - c. Any more contact with Jack Barringer 3203 Greenwood Circle?
 - d. Water main leak on Ridgetop? Any new developments
 - e. Ice cream social update. (Date, Time, Vendor)
 - f. Sending out of recommendations and dues increase letters.
 - g. Discussion of the increase in association dues for 2018
 - i. A \$25 increase per lot is approximately \$10,400/year for the association to help offset the rising prices for service and maintenance for the neighborhood.
- VI. New Business
 - a. Animal damage and removal from the ponds.
 - b. Pool request Joni and Randy Gorman 3008 Aspen Rd.
 - c. Stump removal Allen Bierbaum 3222 Tupelo Circle
 - d. Fill dirt in green space for Ken Larwick 3107 Maplewood Rd.
 - e. Inquiry about small driveway flags on Memorial Day.
 - f. Northridge, neighborhood wide garage sale?
 - g. No Applications for fencing or kennels are pending at this time
 - h. Meeting date and time for next meeting. (July or Ice cream social)
- VII. Adjourn

Northridge Homeowners' Association

Board Meeting Minutes from June 12, 2017

Members

Present: David Farrell, President; Chris Brinkmeyer, Vice President; Dick Geil, Treasurer; Danny Staedtler, Web Manager; with, George Covert, Madhu Gadia and Cristin Diekmann, as Members at Large;

Not Present: Carroll Marty, Green Space Manager, Ajay Nair, and Jim Bolinger

Call to Order/Approval of Minutes

The meeting was called to order at 5:20 p.m. The March 6, 2017 Board Meeting minutes were approved, after a motion by Gadia and seconded by Geil.

Treasurer's Report

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

- Total account assets as of May 31, 2017 was \$xxx.xx.
- Debit in April and May included paid bills to;
 - Muskrat Removal Pond xxx.xx
 - Annual P.O. Box Rental xxx.xx
 - Pat Conley Pond Chemicals xxx.xx
 - Dan's Custom Landscape App #1 xxx.xx
 - Pat Conley for Pond Chemicals xxx.xx
 - Carroll Marty Mar - May xxx.xx
- Pending Bill to be paid to Carroll Marty is \$xxx.xx
- Treasurers report was approved after a motion by Brinkmeyer and seconded by Farrell.

Green Space Report

Pond Report:

Pat Conley has continued his duties for pond treatment and aeration function for the ponds in 2017.

Old Business

A dues increase for 2018 letter has been drafted by Brinkmeyer. Discussion took place around the draft and Covert agreed to modify the draft. This letter is to be sent by USPS mail to all association members at least thirty days before the meeting. Farrell and Geil will coordinate this mailing as per guidelines. The voting meeting will be at the Ice Cream Social on August 24th. The voting will be for acceptance or denial of raising dues in 2018 by \$25.00 / lot /year.

A new Northridge member book is on schedule to be created in the fall of 2017 and delivered before year end. Homeowner expectations guidelines will be emailed this summer. Included with this letter will be a reminder of covenants and recommendations of Northridge Association members.

New Business

- Swimming Pool build request has come to the board from owners of 3008 Aspen Road. The proposal is for a pool agreed to be a permanent pool, built semi in-ground, bottom at 24" below ground level, completely concealed and surrounded by decking and plantings. After a good amount of discussion, motion was made to approve the request for this permanent pool construction, seconded and motion carried.

The next Board meeting is scheduled for Monday May 7th, at 5:15 p.m. at Northridge Village.

Adjourn

The meeting was adjourned at 6:40 p.m.

**Respectfully Submitted,
Chris Brinkmeyer, Vice President**