

Northridge Homeowners' Association

September 2019 Board Meeting Agenda

Date: Monday, September 9, 2019 @ 5:15 PM

@ Northridge Village – Ground floor meeting room

- 1) Call meeting to order
- 2) Approval of minutes from the May 2019 Annual Board Meeting
- 3) Treasurer's Report
 - a) Review of financial reports
 - b) Review and approval of new invoices
- 4) Green Space Manager's Report
 - a) Update on green space projects
 - b) Future green space project
- 5) Pond Report and Update
 - a) Findings
- 6) Old Business
 - a) Fence Approval @3402 Honeysuckle Rd
 - b) Fence Approval @3012 Northridge Parkway
 - c) 2719 Northridge Circle lot ping for basketball court and garage addition
 - d) Ice Cream Social
- 7) New Business
 - a) Increase in annual dues of 7% for 2020
 - b) General common space rules, regulations, and ongoing maintenance
 - c) Natural disaster quick help list (Ron)
 - d) Meeting date and time for Next Meeting
- 8) Adjourn Meeting

Northridge Homeowners' Association
Board Meeting Minutes
Monday, September 9, 2019, 5:15 PM
Northridge Village

Members Present:

George Covert, Member at Large
Cristin Diekmann, President
David Farrell, Treasurer
Ron Frantzen, Vice President
Dick Geil, Member at Large
Carroll Marty, Greenspace Manager
Danny Staedtler, Website Manager
Amanda Winters, Secretary
Don Wolters, Member at Large

Call to Order/Approval of Minutes:

The meeting was called to order at 5:19 p.m. The previous board meeting (May 2019) minutes were approved following a motion by David Farrell that was seconded by Dick Geil.

Treasurer's Report:

David Farrell presented the Treasurer's Report:

1. Review of financial reports
 - a. Farrell reviewed the check payments made from May through August
 - US Postal Service (for P.O. Box): \$xxx.xx
 - Dan's Custom Landscaping (for fertilization/weed management): \$ xxx.xx
 - Danny Staedtler (pond parts and maintenance): \$ xxx.xx
 - Night Owl Printing (for neighborhood phonebooks): \$ xxx.xx
 - Arthurs Mowing Service: \$ xxx.xx
 - Mom's Ice Cream (deposit): \$ xxx.xx
 - First Class Signs (ice cream social sign decals): \$ xxx.xx
 - Mom's Ice Cream (for ice cream social, includes tip): \$ xxx.xx
 - Carroll Marty (greenspace maintenance): \$ xxx.xx
 - Dan's Custom Landscaping (for fertilization/weed management): \$ xxx.xx
 - Thompson Electric (for 3105 Bayberry Cattail pond reset of GFI plugs): \$85.60
 - Arthurs Mowing Service: \$ xxx.xx (two months' payment)
 - b. Dues deposits from May through August totaled: \$ xxx.xx
 - c. Ending balances as of Aug 31 totaled \$ xxx.xx:
 - i. On checking account: \$ xxx.xx
 - ii. On CD: \$ xxx.xx
2. Review and approval of new invoices
 - a. \$ xxx.xx from Carroll Marty for greenspace maintenance
 - b. \$ xxx.xx from Thompson Electric for another resetting of the GFI at Bayberry, it had to be reset after another power outage. Staedtler reported that he will call the electrician and have them remove the timer so that there will not be any resetting necessary in the future.

Covert motioned to approve the treasurer's report and payment of new invoices, Wolters seconded and the motion was approved.

3. Discussion on Certificate of Deposit Account: The HOA has a Certificate of Deposit account that renews in October. The current interest rate is very low; Farrell is interested in an account that would yield a higher return. He stated that he would contact the bank to research options.
4. There is one homeowner who has not paid dues. The homeowner's address with the county property tax records is their Northridge address, but the homeowner lives out of state, so Farrell has no contact information for him. Farrell will contact the renters in the Northridge home to find out if they have an address for the owner.

Green Space Manager's Report:

1. Marty reported that none of the entryway garden maintenance volunteers have done much work on the neighborhood entrances. All of the entrances could use some attention. Marty said that he will keep looking for volunteers and speak with those volunteers to check in/see if they are planning to do any work on the gardens.
2. There are no major capital projects planned. Marty estimates that approximately \$1,000 in tree removal (of dead trees) is needed.
3. There was a discussion on the ash trees in the neighborhood. Marty estimates that there are around 60 ash trees and he suspects that some around the north side may have been impacted by the ash borer). His approach has been to watch these trees and take them down as they begin to deteriorate.
4. There was a discussion on the condition and safety of the trails in the community, and the HOA's liability if someone were to become hurt on the trail. Farrell stated that he would look into our insurance policy and may inquire about a preventative inspection by the insurance company.

Pond Report and Update:

1. Staedtler shared that he is using a new enzyme to treat the neighborhood ponds.
2. Staedtler presented an estimate from Thompson Electric for \$ xxx.xx for trenching and installation of electric cables for the northeast pond. Frantzen motioned to approve the work; Farrell seconded and the motion was approved.

Old Business:

1. Fence approval at 3402 Honeysuckle Road (approved by board email vote in June).
2. Fence approval at 3012 Northridge Parkway (approved by board email vote in May).
3. 2719 Northridge Circle lot ping for basketball court and garage addition - there have been no updates from homeowner on this project.
4. Ice Cream Social - 72 households attended; 222 individual ice cream tickets were redeemed.

New Business:

1. To keep up with rising costs, the board approved an increase in annual dues of 6.4% to \$xxx per lot for 2020. Frantzen made the motion; David seconded. Farrell will order signage decals to notify residents of the new amount.
2. Frantzen volunteered to chair a committee to develop a capital plan that outlines tree removal, trail repair, trends in mowing, weeding, fertilization costs, etc. to share with homeowners so that expenses and the need and rationale for a higher dues amount can be better understood by the board and homeowners. Farrell and Marty will join; others are welcome to join.
3. Frantzen suggested a contractor quick help list; the board felt that this was not a role for the board to take on.
4. Frantzen shared a brochure from 811 Digging and suggested posting it on the HOA website; the board agreed it would be helpful to put a PDF of the brochure on the HOA website.
5. Fence approval for 2924 Cypress Cir.

Next Meeting:

The next board meeting will be held on Thursday, November 14, 2019 at 5:15 pm at the Northridge Village meeting room.

Adjournment:

The meeting adjourned at 7:19 p.m.

Respectfully Submitted,
Amanda Winters, Secretary