

Northridge Home Owner's Association
Meeting Minutes
November 1, 2021

Present Voting Members: Ron Frantzen, Simon Timmerman, Kyle Hornberg, Amanda Winters
Present Non-Voting: Dustyn Turner, Danny Staedtler

1. Meeting called to order at 5:38 p.m.
2. Meeting minutes: Timmerman motioned to approve meeting minutes, Frantzen seconded.
3. Financial Update:
 - a. Frantzen reported that \$16K was spent in tree removal and pond maintenance for Weiss to clean up and put stump killer on volunteer trees. Weiss has shown to be the most efficient, fastest and most thorough and clean service, so there was a tremendous amount of value. He recommended that in 2022, we should spend another \$15K to do the next phase of work.
4. Grounds Update:
 - a. Turner reported that there is still a lot of work that needs to be done. Turner is planning to clean up entrances this weekend. He walks the trails and takes care of what he can as he sees them.
 - b. Turner stated that he would like a better way to communicate with neighbors, especially regarding neighbors dumping yard waste and limbs throughout the neighborhood. Turner suggested an email to homeowners about personal yard waste being dumped in common spaces.
 - c. Timmerman proposed marking some trees this fall for work that Turner can do over the winter. For example, stump removal and removal of low-hanging branches would be a big help for the mowers. Frantzen and Timmerman suggested a day in early December for the two of them plus Carroll Marty and perhaps a few more volunteers to cut back low hanging branches and clear them out before winter.
 - d. Frantzen reported that root grinding and asphalt filling was completed along the trails late summer.
5. Pond Update: Staedtler reported that the pumps were turned off November 1; there was no algae, the weeds are down and Staedtler will get the pump electricity invoices for homeowner reimbursement to Farrell.
 - a. The 3105 Bayberry pond pump is noisy, Timmerman proposed that the board take action to do some soundproofing and weather proofing for those homeowners.
 - b. Staedtler will submit the City of Ames ponds report by the end of November.

- c. Staedtler reported that we will need to plan to dredge ponds over the next few years.
- 6. Updates:
 - a. Frantzen reported that he is hoping that the trail concrete work will get done by the end of the year, before the snowfall.
 - b. Frantzen reported that the Northern Gas ozonator project will be pushed to the spring but they have already paid \$5,000.
 - c. The estimate received for the entrance monument was high; Frantzen said that he will call to check if the work would be less expensive this time of year. It was also discussed that we could clear out the landscaping ourselves and have a company just come do the new plantings in the spring.
- 7. New Business:
 - a. It was suggested that we engage Weiss to come out and do another round of high-priority tree work, including the Hemlock stump. Timmerman motioned that the association spend \$7,500 to have Weiss come out for one day of high-priority tree work, Frantzen seconded.
 - b. Timmerman reported that there is a board on one of the bridges, one of the newer ones, the first one up from the culvert, that needs replacing. He also stated that the bridge surface is very slick and he is concerned for the safety of those who use the bridge. Frantzen stated that he would take a look at the bridge and determine if it needs just pressure washing to remove algae or the addition of something to provide traction.
 - c. Timmerman motioned for a 7 percent dues increase (as allowed in the association bylaws) for 2022 from \$142 per lot per year to \$151 per lot per year; Frantzen seconded and the motion passed.
- 8. Winters motioned to adjourn the meeting, Timmerman seconded. Frantzen will email the board to set up the January annual homeowner's meeting.