

Northridge Homeowners' Association

January Board meeting postponed due to Omicron virus

February 07, 2022 Board Meeting Agenda

5:00 PM

@residence 2418 Ridgetop Circle Ames

- Call meeting to order
Roll Call of Volunteer Board members:
Ron Frantzen, President, Simon Timmerman, Vice President, David Farrell, Treasure, Amanda Winters, Secretary, Don Wolters at Large Member, Kyle Hornberg at Large Member
New Member 2022 - Charlie Weber Secretary
Contract Members:
Danny Staedtler - Website and Pond Maintenance, Dustyn Turner - Grounds Manager
- Approval of prior meeting minutes: October 2021 Board Meeting
- Treasurer's Report
 - Review of financial reports
 - Review and approval of new invoices
 - Dues update
- Green Space Manager's Report - Dustyn Turner
- Ponds Report - Danny Staedtler
- Old Business

Significant events in 2021:

1. COVID 19 - Limited gatherings including our board, Northridge Homeowners Association (HOA).
2. Board passes motion to proceed with repairs investing up to \$50,000.00 towards maintenance to the worst areas on trails. Summary of work performed: Work on the trails where tree roots damage had occurred. These areas were roots pushed up the asphalt were ground down, then these tree roots were cut on both sides of the trails. Asphalt crack filler was next applied to all asphalt trails filling in damaged areas and weathered cracks preventing further trail weather damage.
3. Extensive tree damage removal was required as continued maintenance from the Derecho storm and the high winds in 2021 that caused extensive damage to many trees.
4. Overgrowth and pond cleanup was removed all along the north ponds between Valley View Road and Bayberry Road in Northridge. Years of overgrowth had made this area very unsightly. Further pond maintenance will be required in the coming years.

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5. Northridge web page was updated to be easier to use and find important documents for all the residents in the Development.
 6. Chemical treatment plans help to improve the North ponds with weed and grass growth in the ponds. Nice improvements in this area.
 7. Discharge drains screens cleaned enabling pond over flow to occur.
 8. Board discusses whether it will be necessary to consider a "Capital Fund" or increase association rates for future maintenance costs. A decision was made to increase HOA annual dues 7% from \$142.00 to \$152.00 for calendar year 2022.
 9. Derecho Storm hit central Iowa in August 2020 that caused extensive tree damage in the state. As a HOA we still have not totally recovered and a second wind event hit in 2021.
- b. Summary of other board consented and approved items in 2021:
1. Fencing applications are on the rise with more people at home wanting additional security and pet boundaries.
 2. Small shed approved within the fencing area. Covenant does not prohibit small outbuildings in this addition. Placement and appearance within a fenced yard made this approval acceptable.
 3. A long delayed home construction ended that backed up to George Washington Carver. The road access was also removed and been seeded.
 4. AB&B rental was turned down as this does not fit into the homeowners association covenants.
 5. Northern Natural Gas notified the Association of the requirement to add Odorizer equipment to the main gas line by the area along George Washington Carver (GWC) Negotiation between NNG and several homeowners affected had been completed. This enabled the HOA to also settle on easements / reimbursement for access on HOA ground for NNG access. \$5,000 earnest money has been received by HOA and remaining funds will be paid to the HOA in Spring of 2022 when construction is scheduled to begin. These funds will be used to help provide needed relief to trees, ponds and trail maintenance costs this year, 2021. Map attached of this location

New Business

Projects in process:

- Coming soon review of annual financials posted on Northridge Homeowners Website expenses by category. Residents will soon see how the Northridge Homeowners Association dues are utilized in maintaining our development.
- Further consideration is being reviewed to potentially sell several parcels of green space to nearby homeowners where no future walking trails would be built. These future walk areas were set up when the development was established in 1989-92 however, after homes were built several path areas were deemed not necessary. Selling these small sections of ground to interested parties will reduce Associations ongoing maintenance, insurance and real estate tax cost to the association.

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- Several pedestrian bridges require maintenance from treated minor wood replacement and sealing and painting. Scope of work to be determined and brought forward to the board for approvals to proceed with repairs.
 - Approaches to bridges in several areas need asphalt replaced and new concrete to eliminate trip and fall hazards..
 - Residents have requested Dog Waste Bag receptacle stations to be installed in development. I have reviewed this request and will seek board guidance on this matter.
 - A request has been made to reduce garbage trucks in development by bidding out service and having all homeowners switch over to one carrier? Board will need to consider this request.
 - Two Entrances off GWC to have planting updates planned for spring of 2022.
 - Election of 2022 Board members
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- Adjourn Meeting

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Annual Meeting Minutes

February 7, 2022

Present Voting Board Members: Dave Farrell, Ron Frantzen, Kyle Hornberg, Amanda Winters, Don Wolter

Present Non-Voting Board Member: Danny Staedtler (communications and pond maintenance)

Homeowners Also Present: Duane & Joan Bundt, Josh Clausman and Jim Penney

Approval of prior meeting minutes: Dave Farrell motioned to approve meeting minutes, Kyle Hornberg seconded.

Treasurer's Report: Farrell provided an explanation of his duties as treasurer and the various expenses of the organization to the guests present and reported the following:

- In 2021, the association had \$x.xx in expenses and \$x.xx in income, with the difference being funded by the Northern Gas ozonator project.
- At the end of December 2021, the checking account balance was \$x.xx and the CD balance was \$x.xx CD.
- One quarter of Annual dues have yet to come in.

Pond Update: Staedtler reported that he sent invoices for the electricity for the ponds to Farrell and will turn the pumps on April 1. Frantzen and Staedtler to talk more about insulating one of the noisy pumps or order a designed enclosure for it like the other unit has.

Homeowner Comments:

- Tree Update: The board discussed the need to decide on a tree replanting strategy (budget, variety, location, timing, etc.), but this will be an ongoing project.
- Overgrown small gardens in common spaces: Staedtler recommended digging up the small gardens in common spaces and then replanting it with grass. The board would like to encourage a committee to take on the sprucing up of those spaces (mostly pulling weeds or mowing to clean them up).
- Northern Natural Gas ozonator: Frantzen reported that the Northern Natural Gas ozonator should be installed in May and that is when the HOA will be paid the balance on the agreement.

Action Taken:

Dog Waste Bag Receptacles: Residents have requested Dog Waste Bag receptacle stations to be installed in development. Frantzen researched and provided a recommendation to the board to purchase 12 numbered stations at approximately \$2,500. Frantzen volunteered to store the bags and refill the stations as needed. Board members may also assist with this. Kyle motioned to purchase 12 stations at approximately \$2,500. Wolter seconded and the motion passed.

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2022 Goals:

- Review insurance policies with State Farm to make sure that they still meet our needs.
- Coming soon review of annual financials posted on Northridge Homeowners Website expenses by category. Residents will soon see how the Northridge Homeowners Association dues are utilized in maintaining our development.
- Further consideration is being reviewed to potentially sell several parcels of green space to nearby homeowners where no future walking trails would be built. These future walk areas were set up when the development was established in 1989-92 however, after homes were built several path areas were deemed not necessary. Frantzen has these two areas available on a map.
- Several pedestrian bridges require maintenance from treated minor wood replacement and sealing and painting. Scope of work to be determined and brought forward to the board for approvals to proceed with repairs. Approaches to bridges in several areas need asphalt replaced and new concrete to eliminate trip and fall hazards.
- Planting updates are planned for the Aspen and Northridge Pkwy entrances this Spring. Frantzen to get some pricing on these projects.

Adjournment: Farrell motioned to adjourn and Wolter seconded.

Next Meeting: The next meeting of the board will be in April 2022 (date TBD).