

# Northridge Homeowners' Association

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Board Meeting Agenda  
Date: Monday, August 4, 2022 @ 5:30 PM  
@ Northridge Village – meeting room

1) Call meeting to order

a) Roll Call of Volunteer Board

Position	Member	Present	Absent
President - Volunteer	Ron Frantzen		
Vice President - Volunteer	Simon Timmerman		
Treasure - Volunteer	David Farrell		
Secretary - Volunteer	Charlie Weber		
Member at Large - Volunteer	Don Wolter		
Member at Large- Volunteer	Open		
Member at Large - Volunteer	Open		
Green space, trees - (contracted)	Dustyn Turner		
HOA Website/emails and Ponds maint. Lot Pin location - (contracted)	Danny Staedtler		

2) Approval of minutes from the June 2022 Board Meeting

3) Treasurer's Report

- a) Review of financial reports N/A
- b) Review and approval of new invoices President discuss expenses paid out
- c) Dues update
- d) Action for delinquent due payments. Down from six to four homeowners still not paid January 2022 dues.

4) Green Space Manager's Report

- a) Update on green space.

5) Pond Report Update

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- 6) Northridge Homeowners Website
  - a) Email communications sent to the website.
  - b) Update from Board member on response and how it was addressed
- 7) Completed Projects
  - a) All sixteen Mutt MITT stations have been completed in the HOA. Trail Map detailing locations to be added to Website for residences use.
  - b) Mutt Mitt #3 was relocated north to be on HOA Green space property as shown on the detail map
- 8) Projects in Process
  - a) Northern Natural Gas substation next to Aspen Drive and George Washington Carver has started July 1, 2022. Project duration is approximately 90 days
  - b) North walking trail next to the pond between Almond and Valley View has been completed. Due to extreme wetness next to pond a French draining system was installed to help remove ground water into the pond.
  - c) We need a Board Development plan for maintaining the Green space tree's replanting scheme for easier decision planning for future boards.
  - d) Several examples to be shared for entrance signage update at Northridge Parkway, Bayberry and Valley View north entrance
  - e) Removal of nine identified Intersection overgrowth areas requiring maintenance along the walking paths. Developing plan for completing one this fall to display completed project. This would then provide the direction as an example for future spring 2023 planning.
  - f) Significant discussion planning required increasing HOA annual dues prior to January 2023. The driving factor to increased dues in the high maintenance cost for trails, tree removals plantings pond future maintenance, which all these cost have increased significantly is required to keep up on maintenance costs and tree plantings in development green spaces.
- 9) Request from Homeowners:

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- a) Fence applications
  - b) Neighbors' complaints of poor property maintenance and upkeep of a few residences
  - c) Weeds and thistles in Green Space needed
  - d) Flooding issue along certain areas in neighbors and HOA spaces
  - e) Multiple down trees notices to board
- 10) Open discussion.
- 11) Adjourn Meeting

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## NORTHRIDGE HOMEOWNERS' ASSOCIATION

August 4, 2022 Board Meeting  
5:30 pm Northridge Village  
3300 George Washington Carver

Meeting called to order at 5:47 pm

June minutes: **one correction to minutes:** there are 37 outstanding homeowners who owe dues, not 6 as stated in the June minutes

Minutes approved by Don Wolters and seconded by David Farrell

Members present: Ron Frantzen, President, Laura Frantzen, substitute Secretary, Charlie Weber, Secretary attending via phone call, Don Wolters, Member at Large, Danny Staedtler, Website & Pond Maintenance, David Farrell, Treasurer

Members absent: Dustyn Turner, Ground Maintenance, Simon Timmerman, VP, Kyle Hornberg, Member at Large

Treasurer's Report by David: Current CD valued at \$xxx.xx; Balance in account \$xxx.xx; five outstanding bills need paid approximately \$xxx.xx. Depending upon expenses in next 60 days checking account will require CD investment to be cashed out and what the ramifications of that are. Ron will get in touch with his accountant to find out. There was a motion to transfer CD (if needed) to savings Motion by Don Wolters and seconded by Charlie Weber.

There are 37 outstanding homeowners who owe dues for 2022. David has sent out formal letters in March to those homeowners and another letter sent in June. It was noted that by year end 2021, all homeowners had paid dues. Ron made house visits to two homeowners who have since paid.

Green Space Report by Ron: Dustyn has announced he won't be able to be in charge of the green space due to other conflicts. He is willing to help when he can. Anyone who knows someone who might be interested in this, please contact the board.

Pond Report by Danny: Herbicide has been applied to the south pond and all pumps are working well.

Website:

Projects completed: All sixteen Mutt Mitt stations are now installed. There is a map on the website showing where each one is located.

North walking trail next to pond between Almond and Valley View has been completed. Grass seed will be planted around the new sidewalk this fall.

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## Projects in Progress:

- Northern Natural Gas substation next to Aspen Drive & George Washington Carver has started July 1, 2022. Project will take approximately 90 days.
- Devise a Board Development plan for maintaining the replanting of green space trees.
- Provide new entrance sign samples to the board.
- At nine different intersections of the walking trails, shrubs and plantings have become unmanageable and the appearance of these is unsightly. Proposed suggestion was to address one of these areas as an example, with the removal of all overgrowth and red brick mulch and then seed with grass in the space affected. Future maintenance will be reduced to mowing of these. Then in spring of 2023 plan to finalize the remaining eight overgrown intersections until completed.

## Association Dues:

A lengthy board discussion for the need to increase HOA dues for January 2023 in order to be able to maintain the association grounds, trails tree removals and replacements. It will require a meeting inviting all residence to come and vote to increase our Association annual dues which are currently \$154.00.

## The driving factors are:

- Green space maintenance expense continues to go up.
- Increase trail maintenance with areas of replacement required. These trails range in age from 26 to over 32 years old since installation.
- Storm retention ponds maintenance with dredging returning ponds to healthily settlement areas; protect ground water runoff into water ways.
- Replanting of trees that have died and are dying due to Ash borer disease. Nearly thirty trees have been removed since the Derecho to last week. Many more are dead and will begin falling with the next wind storms.
- Three walking trail bridges require significant repairs. Approaches to each bring require maintenance to eliminate trip and fall hazards.

Requests from homeowners: Several have called with concerns regarding weeds. Dan's Landscapes has been out and sprayed all association areas.

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Open discussion: David brought up the need to pay income tax on the monies collected from Northern Natural Gas in April 2022. This check was for \$xxx.xx and is consider ordinary income to the HOA and will be taxable. Board is reviewing setting aside monies to cover this potential tax liability in 2022.

Homeowner on Tupelo Circle is concerned about the care of the properties on the Circle. Many homeowners leave garbage cans out all week and don't take care of their property. David said he would send a letter to homeowners on the circle regarding the covenants and what is expected of them. Residents are required to keep their lawns mowed and maintain area at the end of the Circle. It needs to be a joint venture on every Circle in Northridge.

There was also concern regarding a homeowner on Aspen who has a 15 foot construction trailer parked in front of his home. The covenants have no stipulation when it comes to work vehicles, only recreational vehicles and boats.

Meeting adjourned at 7:30pm

Motioned by Don Wolters and seconded by David Farrell.