

NORTHRIDGE HOMEOWNERS' ASSOCIATION

September 27, 2022 Board Meeting
5:30 pm Northridge Village
3300 George Washington Carver

Meeting called to order at 5:38 pm

July minutes: **no correction to minutes:**

Was not discussed as a quorum was not present.

Members present: Ron Frantzen, President, Charlie Weber, Secretary, Don Wolters, Member at Large, David Farrell, Treasurer

Members absent: Dustyn Turner, Ground Maintenance, Simon Timmerman, VP, Kyle Hornberg, Member at Large, Danny Staedtler, Website & Pond Maintenance

Homeowners present: Laura Frantzen, Kris Bell

Treasurer's Report by David: Current CD valued at \$xxx.xx comes due in October; Balance in checking account \$xxx.xx; bills needing to be paid yet this year approximately \$xxx. Agreement was to not renew CD as some portion needed for bills remainder of the year. CD interest rates are very low.

There are 17 outstanding homeowners who owe dues for 2022. David has sent out formal letters in March to those homeowners and another letter sent in June and August. It was noted that by year end 2021, all homeowners had paid dues.

Green Space Report: No report

Pond Report: No report

Website: No report

Projects completed: No report

Projects in Progress: No report

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, ponds, tree removals and replacements. A plan was discussed inviting all homeowners to attend a meeting (or vote online by address) to vote to increase our Association annual dues which are currently \$152.00.

The benefits of a dues increase (beyond the allowed 7% annual increase) are to maintain the infrastructure of Northridge at a safe and enjoyable level for homeowners into the future years:

- Enjoyment of the common areas and walking trails.
- Provide safety for all homeowners and guests on the bridges, trails and around the trees.
- Preserve the property values for homeowners and keep Northridge as a desirable neighborhood for ownership

The driving cost factors are:

- Green space maintenance expense continues to go up.
- The Commons area with the HOA covers an area of 19 acres and 100,000 square feet. There are 5 miles of trails. There are over 800 trees in the commons. There are 414 homeowner lots.
- Increased trail maintenance expense 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 healthy settlement areas; protect ground water runoff into water ways.
- Replanting of new trees where trees have died and are dying due to Ash Borer disease. Nearly thirty trees have been removed since the Derecho in 2020. Many more are dead and will begin falling with future wind storms.
- Three walking trail bridges require significant repairs. Approaches to each require maintenance to eliminate trip and fall hazards.
- Fewer volunteers among residents are available to provide free or low cost labor as in the past for commons maintenance.

Ron reviewed some financials that he and David developed about historical income, expenses and year end balances. The year-end balance has been declining in recent years due to increased maintenance expenses in spite of the allowed 7% annual increases. Some detail should be added about the negative impact of not having a larger than 7% additional increase.

Ron commented that if the volunteer board was not involved in the commons management, that a professional management company would be needed that might charge +/- \$1,000/month in addition to the maintenance expenses.

Charlie suggested an additional chart that shows the year, # of households, individual dues per homeowner and the total dues due per year, as a complement to the charts presented. The last flat amount dues increase was in 2017 and increased from \$100 to \$125. Also, the future 3 years' numbers could include the 7% allowed dues increase.

Ideas to create awareness of the proposed dues increase and the approval process included:

- Signage at four entrances encouraging homeowners to visit website for specific details. Consider a UPC bar code for linkage on phone to website.
- Message posted on website with specific details
- Volume USPS mailing to HOA addresses with 30 days' notice, asking them to go to website to review information. Mailing would also make them aware of voting options at a homeowners meeting on November 7, and online voting prior to that date,
- Ron created Google online form for homeowners to provide homeowner information to be used to validate their vote and to allow them to vote online. Individuals who came to the meeting could vote online at the meeting. It was suggested that we add a YES/NO question asking if individuals are interested in becoming a board member.

A "potential" timeline discussed was:

- By Wednesday, October 5th – Website must be updated, Signs provided, Letter to Homeowners approved for distribution
- Thursday, October 6th – Print labels and put on envelopes, print letter to homeowners, stuff and seal envelopes (David has an Excel spreadsheet to be used for mailing labels)
- Friday, October 7th – USPS mailing (31 days prior to meeting)
- Friday, October 7th – Signs posted at 4 entrances
- Monday, November 7th – meeting 5 – 8 pm for in person voting, and online voting deadline, to be held at Northridge Village
- November 8th or soon after – provide results of voting to homeowners

Open discussion:

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.

David mentioned that the HOA agreement must be renewed every twenty years. Past and current agreements were in 1988 for 20 years and in 2008 for 20 years. The next agreement will need to be approved in 2028. The procedure requires one homeowner from each of the 18 additions to approve the new agreement. No action is required at this time.

Meeting adjourned at 7:30pm