

NORTHRIDGE HOMEOWNERS' ASSOCIATION

October 8, 2022 Board Meeting
2418 Ridgetop Circle

Meeting called to order at 9:03 am

Members present: Ron Frantzen, President, Charlie Weber, Secretary, David Farrell, Treasurer, Simon Timmermans, VP, Kyle Hornberg, Member at Large, Danny Staedtler, Website & Pond Maintenance

Members absent: Don Wolters, Member at Large, Dustyn Turner, Ground Maintenance,

Treasurer's Report: No report

Green Space Report: No report

Pond Report: No report

Website: No report

Projects completed: No report

Projects in Progress: No report

New Business:

Association Dues: A discussion reviewed the topics discussed at the recent September 27, 2022 board meeting for the reasons why an increase in the base annual dues from \$152 to \$250 was needed. Much of the discussion reiterated the information that is recorded in the minutes from that meeting (and copied below under Old Business).

The board members agreed on the following items:

- All information below would be available on website
- A letter to be sent to all lot owners on October 11, 2022 with a recommendation to vote yes on the increase. Letter to be sent by USPS 30 days in advance of a meeting where lot owners could attend and vote.

- An optional electronic proxy voting capability would be available to all lot owners anytime between October 12 and November 14 at 7:30 pm.
- Financial graphs and spreadsheets to support the recommendation would be available.
- Signs would be visible at each of Northridge 4 entrances referencing annual dues increase information would be available on website

Motion by Simon and second by Kyle to proceed with the plan and recommendation described above. It was approved by the 5 board members present and approved electronically by the absent board member.

Old Business notes from September 27, 2022 board meeting:

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 homeowner lot address) to vote to increase our Association annual dues which are currently \$152.00.

The benefits of a dues increase (beyond the allowed up to 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 QR 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 14, 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.

Open discussion: None.

Meeting adjourned at 10:30 am