

Northridge Homeowners' Association

Annual Board Meeting Agenda

Date: Tuesday 2/21/2023 @ 5:30 PM

@ Northridge Village – meeting room first floor

- 1) Call meeting to order
 - a) Members present:
 - b) Members absent:
- 2) Approval of minutes from the October 2022 Board Meeting
- 3) Resignation of Board members. Thank you for your help maintaining our HOA
 - a) Nominations of future Board members - February 2023
- 4) Treasurer's Report
 - a) Review of 2022 financial. 2023 January update
 - b) Due increase January 01, 2023, collects. Outstanding HOA Payments
 - c) Review and approval of new invoices
- 5) Green Space Manager's Report
 - a) Current green space projects
Future green space project needs
 - b) Contractor hired to remove snow on the North 40 Sidewalk from George Washington Carver to Ridgetop Road to Bayberry Road.
- 6) Pond and Website Reports
 - a) Ponds winterized
 - b) Website updates
- 7) New Business
 - a) Strategic work plan for 2023
 - b) Property upkeep concerns. Property maintenance weed control, piles of debris, home property maintenance
 - c) Recommendation on Board position job duties:
 - i) Exam Secretary to become responsible for scheduling all HOA quarterly and annual meetings.
 - ii) At Large Board members take on responsibility for reviewing and reporting concerns up to the board president. Goal is to be proactive on concerns that are not being reported through the HOA website in a timely manner. Requirements will include overseeing trees, shrubs, walking trails, ponds, waterways clean up and any other thing in each section outlined in the HOA map.
 - d) Special board meeting identifying work projects spring, summer fall 2023.
- 8) Adjourn Meeting

NORTHRIDGE HOMEOWNERS' ASSOCIATION

February 21, 2023 Board Meeting

5:30 Northridge Village

3300 George Washington Carver

1. First Meeting of 2023 called to order at 5:40 p.m.

Members present: Don Wolter, David Farrell, Simon Timmerman, Charlie Weber, Ron Frantzen, Kyle Hornberg

Members absent: Dustyn Turner, Danny Staedtler

Homeowner present: Laura Frantzen

2. October 2022 minutes – motion to approve by Don Wolter, seconded by Simon Timmerman, board approved.
3. Resignation of Charlie Weber as Secretary with Laura Frantzen volunteering to take Charlie's position. Motion to approve by Simon Timmerman, seconded by Don Wolter, board approved.
4. Treasurer's report by David Farrell.
 - a. Account balance \$140,000.00
 - b. As of today 100% of 2022 HOA dues have been collected. Approximately 90% of dues collected for year 2023. David Farrell will send out letter in March reminding those who haven't paid.

Board discussed buying a new CD at \$68,000.00. There was a motion to buy two CDs. One for six months and one for twelve months. Motion by Simon Timmerman, seconded by Charlie Weber, board approved. David Farrell will do the research for the best rates.

5. Dustyn Turner will stay on as a board member but unable to make meeting tonight.
 - a. March meeting will involve discussing current green space projects and future green space project needs. Laura Frantzen will look at voting papers from 2022 fall increase voting ballots to determine who is willing to volunteer their time to help with greenspace needs.
 - b. David Farrell and his brother will do snow blowing on the North 40 sidewalk (Ridgetop Road to Valley View and Valley View to George Washington Carver) and submit bills for work.

6. Danny Staedtler unable to make meeting but reports ponds are winterized and website updated.
7. Plans for 2023 were mentioned and plan to be the focus of March meeting. Top priority will be to issues around the development that are of safety concern. Another issue of importance is updating the by-laws of the Northridge HOA. Simon Timmerman and Kyle Hornberg will research attorneys who might be willing to help update them.

Meeting Adjourned 7:30pm

Next board meeting March 30 at 5:30 @ Northridge Village