

Northridge Homeowners' Association

Board Meeting Agenda
Date: Thursday, March 30, 2023 @ 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	Laura Frantzen		
At Large - Volunteer	Don Wolter		
At Large- Volunteer	Kyle Hornberg		
At Large - Volunteer	Charlie Weber		
At Large - Volunteer	Open		
Green space, trees - (contracted)	Dustyn Turner		
HOA Website/emails and Ponds maintenance Lot Pin location - (contracted)	Danny Staedtler		

2) Approval of minutes from the February 2023 Board Meeting

3) Treasurer's Report

4) Green Space Manager's Report

5) Pond Report Update

6) Northridge Homeowners Website

7) Update on projects:

a) Division of subdivisions by Don Wolter

b) Covenant updates by Simon Timmerman and Kyle Hornberg

Northridge Homeowners' Association

Proposed 2023 Priority project:

cul-de-sac maintenance

Total of 22 cul-de-sacs

Division of subdivision into four zones: Completed by Don Wolter

Assign zones to each At Large member

At Large member responsible for before and after pictures for website

Laura will provide list of volunteers to all zone At Large members

At Large members will contact volunteers for assistance (Ideas to solicit more volunteers)

Discussion on scope of what can be done on each cul-de-sac

Discussion on duration of each cul-de-sac project (start to finish)

Reasonable expectation of total number cul-de-sacs completed this summer

One cul-de-sac to be completed by all Board members and volunteers to determine scope of
cul-de-sac projects going forward

Contact a landscape company for conceptual planning?

Anticipated cost for each cul-de-sac

Open discussion

Next proposed meeting April 27, 2023 @ 5:30 pm

Adjourn meeting



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

1. Meeting called to order
 - a. Roll call

Position	Member	Present	Absent
President - Volunteer	Ron Frantzen	X	
Vice President - Volunteer	Simon Timmerman	X	
Treasure - Volunteer	David Farrell	X	
Secretary - Volunteer	Laura Frantzen	X	
At Larger Member - Volunteer	Don Wolter	X	
At Larger Member - Volunteer	Kyle Hornberg		X
At Larger Member - Volunteer	Charlie Weber	X	
At Larger Member - Volunteer	Open		
Green space	Dustyn Turner		X
Website - Pond	Dan Staedtler	X	

Meeting called to order @ 5:30 p.m.

Motion to approve February minutes motioned by Simon Timmerman, seconded by Charlie Weber

Treasurer's Report by David Farrell

Approximately \$145,000.00 in HOA account

\$50,000.00 – 15 month CD with 4.45% interest was purchased, leaving approximately \$95,000.00 in HOA account

Approximately 92% of homeowners have paid dues for 2023 – Those that have not paid will receive a late notice letter in April

Letter was received from Northern Natural Gas about removing trees/brush to do maintenance on pipeline. Ron Frantzen and David Farrell will both call to inquire about.

Greenspace Report

Ron Frantzen is getting a quote from Spring Green for fertilizer and weed control due to numerous complaints from homeowners regarding Dan's Landscaping.



NORTHRIDGE HOMEOWNERS ASSOCIATION

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Ponds Report

April 1 pond pumps will be turned on and chemical treatment to follow. South pond has approximately 100 fish and a couple branches that need to be taken out. There was some initial discussion regarding what to do with the fish. No decision yet. Also a sign has fallen down on the south pond. Danny Staedtler and Simon Timmerman agreed to reinstall sign.

Website Report

Discussion regarding HOA board members splitting up duties with possibly Danny Staedtler and Kyle Hornberg sharing duties. One of the common problems that needs fixed is emails getting "hung up" in the system leading to delays in responses to those emails to homeowners.

Simon Timmerman will draft a document to be put on the website alongside the forms requested by Ron Frantzen, from the city, regarding who is responsible for the maintenance and upkeep of the cul-de-sacs

Other discussions

Division of the Northridge subdivision including cul-de-sacs was done by Don Wolter. A worksheet will be drafted by Ron Frantzen for HOA board members to use when assessing the maintenance of the cul-de-sacs. It was decided that the board would split up taking sections of the HOA, using the assessment document, and take pictures of each cul-de-sac and fill out the worksheet. An assessment will be made after all the cu-de-sacs have been inspected with the board making a plan of action in regards to where they will start.

Ron Frantzen will contact the city for a map of all the fire hydrants. First plan of action on the cul-de-sacs will be to ensure clearance around the fire hydrants – Fire Code # Sec. 507.5.5 . Discussion was to have Rick Arthur's lawn service maintain after initial completion of clearance.

Simon Timmerman and Kyle Hornberg have been working with attorney, Joe Wallace, on reassessing the HOA covenants. Main items discussed were collection of dues/late fees, neglected properties, running businesses in the HOA, and having Airbnbs in the development. The attorney will draft a potential document for the board to put on the website. Motion to approve by Charlie Weber and seconded by Simon Timmerman.

Next proposed meeting April 27, 2023 @ 5:30 p.m.

Meeting adjourned 7:30 p.m.