

Northridge Homeowners Association

Board Meeting Agenda
Thursday, April 27, 2023 @ 5:30 p.m.
Northridge Village – meeting

1. Call meeting to order – roll call

| 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 March 2023 meeting
3. Treasurer's report
4. Green space report
5. Pond report
6. Website (decision on sharing of duties?)
7. Completed projects
 - a. Cul de sac info gathered on worksheet with pictures by all board members
8. Projects in Process
 - a. Cul de sac update – spreadsheet developed
 - b. Ponds – signage, drudging
 - c. Tree trimming
 - d. Spring Green update - weed control
 - e. Covenant updates through lawyer
 - f. Northern Natural Gas update

Northridge Homeowners Association

Board Meeting Agenda
Thursday, April 27, 2023 @ 5:30 p.m.
Frantzen Home

1. Call meeting to order – 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 Large - Volunteer | Don Wolter | | X |
| At Large- Volunteer | Kyle Hornberg | | X |
| At Large - Volunteer | Charlie Weber | X | |
| At Large - Volunteer | Open | | X |
| Green space, trees - (contracted) | Dustyn Turner | | X |
| HOA Website/emails and Ponds maintenance Lot Pin location - (contracted) | Danny Staedtler | X | |

Meeting called to order @ 5:37pm

Motion to approve March minutes by Simon Timmerman, seconded by Charlie Weber. Motion approved.

Treasurer's Report by David Farrell

38 unpaid homeowners – letter will go out including late fee of \$15.00

Balance in account \$95,325.44, CD of \$50,173.21, total of \$145,609.00 for HOA.

Invoice from Jim Penney, et al for cleanup of Hosta Glen and material purchased. \$477.87

Motion to approve by Simon Timmerman and seconded by Charlie Weber. Motion approved.

Motion to accept Final Report by Simon Timmerman and seconded by Charlie Weber. Motion approved.

Green Space

HOA switched from Dan's Landscape to Spring Green due to poor performance.

Tree needs to be taken out by Storybook Bridge. Dustyn is going to talk to homeowners.

Pond Report

Pond pumps running per Danny Staedtler. New air filters put in.

Websites

Current service provider is \$24.00 yearly which is paid to November 2023. We will consider new providers for more reliable service with better options for our HOA. Several board members expressed that there are many web management sites that charge different levels of service fees depending upon usage - as low as \$30.00 monthly - which is a very reasonable price at \$360.00 year. There are several issues with current service provider including frequent email locking, which delays email notifications to board.

Completed projects

The HOA board completed the site inspection report for all cul-de-sacs. The board now has selected the five cul-de-sacs requiring the most work. Ron Frantzen has requested bids from Distinctive Landscaping and will seek other grounds maintenance / landscaping companies for additional price comparison. This is in process.

Projects in process

Once bidding has been received, we will complete up to five cul-de-sacs in 2023. Pending board finances and other projects, additional cul-de-sacs may be considered in 2023 or 2024.

The HOA is required to maintain four ponds and this is a large investment into the development. Ron Frantzen has been in contact with Dave Ingle from Indianola. Their web site is: <https://www.iowaexcavating.com/iowa-pond-cleaning/>. Dave has completed two site visits and will provide an overall assessment of how the pond project would be completed. This process would be tentatively planned to occur in 2024 when funds will be available for us to address local regulations for the City of Ames as well as State and Federal storm water maintenance. The last time these ponds were worked on was in 2000 per past board documentation.

Tree trimming at homeowners who have come forward: Kevin Maher – take down branches hanging close to house. Vicki and Steve Harris – 4 large Ash trees.

Several large trees have died in the development and these will be removed in the next month.

Working with lawyer to finalize HOA covenant rules.

It is the year to get the Northridge Directory updated so will continue discussions regarding that.

Meeting adjourned 7:16 p.m.

Next scheduled meeting – tentatively July 13, 2023 at 5:30 p.m.