



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		
Vice President - Volunteer	Simon Timmerman		
Treasure - Volunteer	David Farrell		
Secretary - Volunteer	Laura Frantzen		
At Larger Member - Volunteer	Don Wolter		
At Larger Member - Volunteer	Kyle Hornberg		
At Larger Member - Volunteer	Open		
At Larger Member - Volunteer	Open		
Green space	Open		
Website - Pond	Dan Staedtler		

- 1) Approval of minutes from the February 2023 Board Meeting
- 2) Treasurer's Report
 - a) Budget formal approval
 - b) Funds available for maintenance upkeep
- 3) Green Space Manager's Report - Comments
- 4) Pond Report Update
- 5) Northridge Homeowners Website
- 6) Update on projects:



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

- a) Division of subdivisions by Don Wolter
- b) Covenant verifications by Simon Timmerman and Kyle Hornberg from attorney

2023 Priority project:

Total of 22 cul-de-sacs maintenance overview completed an evaluation and created a future list to work from. The five poorest conditions cul de sacs we have begun for the summer and fall of 2023: (Sumac Circle, Bayberry Circle, Maplewood Circle, Magnolia Circle, Hemlock Circle) Anticipated project cost is \$32,000.00.

Tree removals in HOA:

Charlie, Weber, Simon Timmerman and Ron Frantzen tagged north side of HOA with yellow caution tape bands on trees to be removed. 21 trees identified to be removed because they are dead. Contractor has been hired waiting arrive to remove trees and stumps.

Cost of be reviewed by board as this will exhaust our 2023 dues maintenance budget without dipping into the cash reserve for emergencies.

Numerous other emails on dead trees in HOA have been received. We will be coordinating to have these reviewed for removal.

Coneflower Garden

Volunteers were David Farrell, Ron Frantzen and Andrew Frantzen, Dan Cullhane, home owner at 3115 Bayberry. We each undertook this cleanup at the Coneflower Garden next to walk path. Several stumps are on list to be removed before area can be seeded and regrowth of the Cornflower. Thanks to everyone who help on this project.

Open discussion: Ice Cream Social dates

Next proposed meeting September 25, 2023 @ 5:30 pm

Adjourn meeting



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

Meeting called to order on July 31, 2023 @ 5:08 p.m.

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	Chas Weber	X	
At Larger Member - Volunteer	Open		
Green space	Open		
Website - Pond	Dan Staedtler	X	

7) Approval of minutes from the April 27, 2023 Board Meeting

8) Treasurer's Report :

- a) Approximately 16 homeowners delinquent on paying annual dues by February 1, 2023
\$15.00 late fee per month is being accesses on top of Annual Dues of \$250.00.
Outstanding due is over \$4,000.
- b) 2023 Operating Budget amount of: \$98,447.00 presented: Motion approved by Simon Timmerman and seconded by Don Wolters.(Budget formal approval)
- c) Project expense detail included in operating budget for 2023.

9) Green Space Manager's Report



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

- a) Currently looking for green space person as Dustyn Turner has stepped down. There was discussion on how we would proceed forward with greenspace needs. Discussion involved hiring a landscape person, coming up with a description of duties and advertising on the HOA website, Facebook, Ames People, etc in hopes that someone would come forward. Until a replacement person is hired to help, several board members will step up by volunteering additional efforts for the HOA.

10) Pond Report

- a) There is algae growing in the SE pond and herbicide will need to be applied. The SW pond has water lilies growing which could potentially overtake the pond if not addressed. Growth of water lilies is another example of need for pond dredging. Ron Frantzen is involved in conversations with Liz Calhoun, Storm Water Resource Analyst, with the city of Ames, regarding dredging and possible disposal of sludge.

11) Northridge Homeowners' website

- a) Options to consider changing systems for better response time. Current problems involve domains not matching, emails going to spam, and messages not getting to homeowners. Kyle Hornberg and Danny Staedtler will work together to come up with solutions.

12) Update on projects

- a) Division of subdivisions by Don Wolter. This will help better align volunteer responsibilities.
- b) Covenant verifications by Simon Timmerman and Kyle Hornberg from attorney. Clarification was requested and Simon Timmerman and Kyle Hornberg will reach out to attorney working on HOA covenants to finalize wording on covenants related to rentals, Airbnbs, and neglected properties.
- c) Coneflower Garden work was done by David Farrell, Ron Frantzen, and Andrew Frantzen (Ron's son) as well as HOA resident Dan Culhane. All time was donated for



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

this project with the exception of Andrew Frantzen who was paid \$35 hr.

- d) Preen was applied to Northridge Road entrance by Laura Frantzen and reimbursement made for purchase of Preen.
- 13) An HOA Ice Cream Social was discussed and Laura Frantzen will contact some possible options for ice cream. Date will probably be sometime in Sept. It has been a couple years since an ice cream social has taken place. There was discussion about board members wearing red t-shirts so homeowners could easily identify, seek out and ask questions of board members.
- 14) Emma Jo's Landscaping has been contacted by Charlie Weber regarding treatment of the Ash trees to avoid Ash borer disease. Charlie and Simon Timmerman have been treating the Ash trees behind their homes that are on HOA ground for several years. The board agreed to have Emma Jo's continue with treatment of these trees and consent to payment of services
- 15) Cul de sac maintenance: Goal is complete two this year. (Sumac Circle, Bayberry Circle,)

Meeting Adjourned at 7:42pm.

Next board meeting on September 25, 2023 at 7pm Northridge Village.