



NORTHRIDGE HOMEOWNERS ASSOCIATION

1. January 14, 2025 annual meeting called to order
 - a. Roll call

| Position | Member | Present | Absent |
|-----------------------------|-----------------|---------|--------|
| President - Volunteer | Ron Frantzen | X | |
| Vice President - Volunteer | Simon Timmerman | X | |
| Treasurer - Volunteer | David Farrell | X | |
| Secretary - Volunteer | Laura Frantzen | X | |
| At Large Member - Volunteer | Chas Weber | X | |
| At Large Member - Volunteer | Leif Wathne | X | |
| At Large Member - Volunteer | Kaysha Halbur | X | |
| At Large Member - Volunteer | open | | |
| At Large Member - Volunteer | open | | |
| Green space | Ron Frantzen | X | |
| Website - Pond | Dan Staedtler | X | |

1. Approval of minutes from the October 2024 Board Meeting minutes
2. Treasurer's Report:
 - a. 2024 Budget year end results
 - b. 2025 Proposed Budget
3. Green Space and Projects Report:
 - a. Ron Frantzen projects update Dec. 2024
4. Ponds & Website update
5. Update on special assigned Board projects
6. **2024 - Board Elections to serve an elected term**



NORTHRIDGE HOMEOWNERS ASSOCIATION

December 2024

Year in Review of 2024 projects:

Four cul-de-sacs: Renovations and plantings have been completed as of November 10, 2024.

The Board should decide next phases of cul-de-sacs to be completed in 2025. As the general conditions (per our grading chart), we should anticipate lower costs, therefore, more can be completed for the same expenditure.

Tree removals in HOA:

Fewer trees removed this year however at least 8 have been identified and stump removal needed in 2025.

Valley View Creek bed cleanup:

Continue progress that was done from Cattail Bridge to Monet Bridge and around the pond north of the bridge. Bridge maintenance is still required.

Cul-de-sac maintenance:

Organized effort was done to get up to 13 volunteers to help clean up cul-de-sacs that were rated from "C" up through conditions rating "A's". A total of seven cul-de-sacs were leaned up, trees trimmed and beds cleaned and edged. A significant pruning of trees was completed by home owner volunteers and HOA board members. We created multiple large piles of limbs and contacted Emma Joe's Landscaping to grind up and haul away.

Ron Frantzen
HOA Board President



NORTHRIDGE HOMEOWNERS ASSOCIATION

NORTHRIDGE HOA ANNUAL BOARD MEETING MINUTES

January 14, 2025

Meeting called to order at 5:40 p.m.

Attendance: Ron Frantzen, Laura Frantzen, Kaysha Halbur, David Farrell, Simon Timmerman, Dan Staedtler, Charlie Weber, Leif Wathne

HOA residents attending: Stu & Ginny Huntington, Alex Grandgeorge, Domenico Dalessandro

Motion to approve minutes from last HOA meeting in October (no meeting in November or December) motioned by Simon and seconded by Leif.

Finance Report: David reports all dues have been collected for 2024 in addition to \$2,000.00 in late fees. So far 50.35% have been collected for 2025. David went over year end balances. Info is available to any HOA resident upon request. On January 27 there will be a 2025 "projected budget" meeting at Simon's house to include David, Charlie and Ron. This projected budget will be brought to the HOA board meeting on February 12, 2025 for discussion and approval.

There was more discussion regarding the HOA reserve set at 70% of annual income as was discussed in our October meeting. Simon will get info to Dan so he can place a link on our website under "Dues" for residents wanting info on how that amount was determined. It will be placed on the website for future boards. Simon will compose a summary of what the document consists of with a link to the info.

Greenspace and Projects: Ron reviewed some of the things he has been actively doing the past year. He has been out in the development on a regular basis talking to residents. He looks for low hanging branches over the walk paths, trimming them when possible and piling for Emma Joe's tree service to pick up. Alex Grandgeorge, resident in attendance, questioned the board if there were plans in place regarding the upkeep of walking paths. Ron shared information about recent board discussions regarding this



NORTHRIDGE HOMEOWNERS ASSOCIATION

topic and what has been done to date. These include tree roots being cut in areas where the roots were pushing up the path and some sections where asphalt was replaced with concrete. Leif suggested a consideration for a “capital improvement fund” for future major expenditures.

Ron forwarded a detailed document to the board regarding a project to redo the signs located in the greenspace. Most of the signs are 30+ years old and need redone. He is hoping some residents with experience in woodworking will come forward to help. He gave \$1,000.00 as an approximate cost for the cedar wood. Dave says he could contact a friend in NE Iowa to help. Ron says he will get a cost estimate from a local company too – GC Woodworking.

Ponds: Dan states the south pump has been pulled for repairs – possible gasket or valve replacement. Dan submitted a bill to David to reimburse the three homeowners for electrical use to operate these pumps.

Website: The “Projects” page from 2024 needs to be updated yet. Dan says a late fee notice will be posted in February with a hyperlink to pay dues. There was discussion regarding nominal fees to HOA associated with using credit cards. The board determined it was the result of “the cost of doing business”.

Misc: Concerns brought forward by Stu and Ginny Huntington: There is a bus stop by their home and they are concerned about safety of children. They have concerns about all of the truck traffic in our development, especially the many garbage trucks on a daily basis. Lastly, they brought up concerns of the noise associated with all the lawn care services.

Domenico Dalessandro asked if the HOA residents can be informed when the lawn service is coming to spray fertilizer and herbicide. The board agreed that an email can be sent to the HOA informing them of an approximate schedule from Spring Green.



NORTHRIDGE HOMEOWNERS ASSOCIATION

Board positions: Ron announced he is stepping down as President but will remain on the board as an At Large Member and the Greenspace manager. Simon will assume the role as President. Leif will serve as Vice President. David is willing to continue but wanting to hand off responsibilities of Treasurer if any HOA resident comes forward. Laura will serve one more year as the Secretary. Charlie and Kaysha will continue as At Large members and Dan will continue in his current role as the Pond and Website manager. The board accepts Alex Grandgeorge as a new Member at Large. Another homeowner has reached out to Ron as a possible Member at Large and will be confirmed once they have had a discussion.

Meeting end: 8:15 p.m.

Finance meeting January 27, 2025, 6-7:00 p.m. at Simon Timmerman's

Next board meeting: February 12 at 5:30 Northridge Village conference room

Revised 1.21.2025 : Clarification update on HOA reserves