



NORTHRIDGE HOMEOWNERS ASSOCIATION

May 2025 Board Meeting Agenda

Date: Tuesday May 6, @ 5:30 PM @Northridge Village conference room

Call meeting to order

- a) Roll Call of Volunteer Board members
- b) Ron Frantzen, Laura Frantzen, Kaysha Halbur, David Farrell, Simon Timmermans, Dan Staedtler, Charlie Weber, Leif Wathne, Tony Thrush, Alex Grandgeorge

Approval of minutes from the February 2025 Board Meeting

Treasurer's Report

- a) Members past due
- b) Review of financial reports
- c) Review and approval of new invoices

Past Dues update with further discussion on delinquent due payments. Review of proposed HOA board policy regarding filing liens on delinquent property.

Action Items for Board Vote

1. Approve 180-Day Lien Timeline: ☐ Yes | ☐ No
2. Adopt Escalating Late Fees:
 - o \$15/month→\$20/month. ☐ Yes | ☐ No
3. Amend Governing Documents:
 - o Update website and minutes to codify the policy. ☐ Yes | ☐ No
4. Formalize Communication Plan: ☐ Yes | ☐ No

Green Space Manager's Report – Mr. Frantzen

Pond Report Update – Mr. Staedtler

Review of task /projects for 2025 – 2026.

- Update on cul de sac projects
- Replacing signs for common/greenspace areas. Review on GC Woodworking from last meeting and if there is any communication from them.
- Storybook bridge.

Any new business.

Adjourn.



NORTHRIDGE HOMEOWNERS ASSOCIATION

NORTHRIDGE HOA BOARD MEETING MINUTES

May 6, 2025

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

Attendance: Simon Timmerman, David Farrell, Ron Frantzen, Laura Frantzen, Alex Grandgeorge, Kaysha Halbur, Charlie Weber, Leif Wathne, Tony Thrush (new board member)

Absent: Dan Staedtler

Motion to approve minutes from February meeting by Charlie Weber and seconded by Ron Frantzen, motion approved.

Treasurer's Report: David Farrell reports that a Maplewood house and Hemlock Circle house are both rentals and owned by the same people. Dues have not been paid for them yet this year. There was a conversation by the board regarding those rentals and whether it fit into the "business use of home" if these owners were running a business in the HOA. It was determined by the board, this would not fit into that category.

A total of 15 homes are outstanding on paying 2025 HOA dues.

There is a large dumpster on Arrowwood Circle that has been sitting in the driveway for a long time and appears to have no activity involving use of the dumpster. Ron recommends a letter be sent to the homeowner. Ron will send Simon a copy of a letter he has sent in the past regarding a similar situation.



NORTHRIDGE HOMEOWNERS ASSOCIATION

The board discussed a conversation Ron had with Tom Randall, Realtor, about HOA reimbursement when selling a home in Northridge. It was decided by the board that when a home sells in the HOA, the reimbursement of HOA dues would be worked out between the buyer and the seller.

Simon provided a "FORMAL RECOMMENDATION: NORTHRIDGE PARKWAY HOA DELINQUENCY POLICY" report for the board to review. Topics involved and discussed by the board:

1) Approval of a 180 Day Lien Timeline

Motion to approve by Kaysha Halbur, seconded by David Farrell, motion approved.

2) Adopting an Escalation Late Fee on HOA dues (from \$15 mo-\$20 mo)

Motion to approve by Ron Frantzen, seconded by Charlie, motion approved.

3) Update website and minutes to codify the policy

4) Formalize Communication Plan

Items 1 and 2 will go into effect on Jan 1, 2026. Items 3 and 4 will be handled at that time as well.

Greenspace: Ron Frantzen reported that the \$10,000.00 city grant he applied for was not accepted. The grant would have provided approximately 100 new trees for us to plant. It is possible to reapply next



NORTHRIDGE HOMEOWNERS ASSOCIATION

year. He says perhaps he would ask for a smaller dollar amount. He was also going to reach out to the city to help him understand why he was declined. It will help him next year when applying. Ron provided a copy of the work he has been doing in the HOA with general cleanup of downed branches and removal of lots of voluntary trees growing in various areas. Specific areas he mentioned included an area along George Washington Carver and the Hosta Glen area.

Pond Report: Dan Staedtler provided an email stating that the pond pumps have been started and the ponds have been chemically treated on April 11. A rebuild kit fixed the southwest (Monet) pump and he replaced a bad starting capacitor on the northeast (Buck) pump. Dan inquired whether the board wanted to send out new directories in June. It was agreed that he should do that. Kaysha will send an email to Dan with some changes. Motion to update and distribute by Charlie Weber and seconded by David Farrell, motion approved.

Other topics: Update on the cul-de-sac project: Simon updated new board member on what the board is doing. Ron has contacted Distinctive Landscape who has been doing the work and is planning to do three this summer. He also talked to them about the Almond Trail cleanup that will happen this summer.

Ron has asked to table replacing the signs in the common area until next year. The number one priority will be to redo Storybook bridge. Ron has talked to a couple people about helping with that. Leif Wathne will run point on the Storybook bridge project.



NORTHRIDGE HOMEOWNERS ASSOCIATION

The second priority will be to pressure wash the other bridges. There are a total of six. A volunteer day will be set up for that.

It was determined by the board that the ice cream social will take place on September 16, 2025

Next meeting: July 29 at 5:30 p.m.

Meeting adjourned @ 7:16 p.m.