

NORTHRIDGE HOMEOWNERS ASSOCIATION

Board Meeting Agenda
 Date: Tuesday, October 7, 2025 @ 5:30 PM
 @ Northridge Village – meeting room

- 1) Call meeting to order
 - a) Roll Call of Volunteer Board

| Position | Member | Present | Absent |
|--|------------------|----------------|---------------|
| President - Volunteer | Simon Timmermans | | |
| Vice President - Volunteer | Leif Wathne | | |
| Treasure - Volunteer | David Farrell | | |
| Secretary - Volunteer | Laura Frantzen | | |
| At Large - Volunteer | Tony Thrush | | |
| At Large- Volunteer | Kaysha Halbur | | |
| At Large - Volunteer | Charlie Weber | | |
| At Large - Volunteer | Alex Grandgeorge | | |
| Green space, trees – Member at large | Ron Frantzen | | |
| HOA Website/emails and Ponds maintenance Lot Pin location - (contracted) | Danny Staedtler | | |

- 2) Approval of minutes from the July 2025 Board Meeting
- 3) Feedback from the Ice Cream Social.
- 4) Treasurer’s Report - Mr. Farrell
 - a) Missing one dues payment as of end of September – How to proceed?
 - b) Plan for budget meeting in second half of October 2025.
- 5) Green Space Manager’s Report – Mr. Frantzen report



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- a) Fertilizer and Herbicide discussion
 - i) Discussion about reducing the fertilizer application from 4 down to 3 applications to reduce runoff and costs.
 - ii) Discussion regarding member concerns regarding communication about herbicide application in HOA common spaces. Several members would like notifications to protect children and pets.
 - iii) Discussion about requesting bids for the fertilizer and herbicide application in HOA.
 - (1) Is it necessary or stay the course with Boersma?
- 6) Pond Report Update – Mr. Staedtler
- 7) Northridge Homeowners Website – Tony Thrush name added to board member rolls
- 8) Update on projects – Current cul-de-sac projects completed YTD.
 - a) Storybook bridge. Review of design and approve budget for bridge repair. Mr. Wathne.

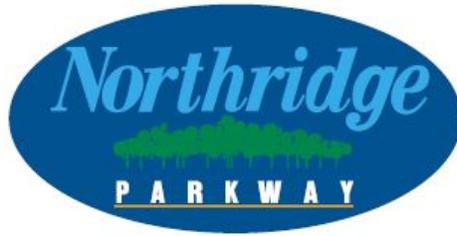
Proposed 2026 projects:

1. Finalize the cul-de-sac project
2. Transition to ongoing cul-de-sac maintenance program
3. Storybook bridge – Completion in fall of 2025 ahead of schedule?
4. Signs – Tabled this year until 2026 for further review
5. Bench at Aspen Rd. Entrance – replace splintered wood?
6. Other benches?
7. Thoughts about trail maintenance and repair in 2026.

Open discussion – Other business

Next proposed meeting in November to approve the budget and 2026 HOA dues

Adjourn meeting



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NORTHRIDGE HOA BOARD MEETING MINUTES

October 7, 2025

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

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

Absent: Charlie Weber and Tony Thrush

Minutes of July board meeting approved (Wathne, L. Frantzen)

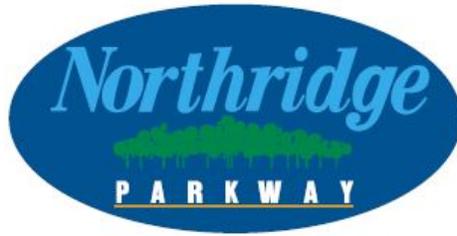
Recap of ice cream social held on Sept. 16: In attendance were 191 HOA members. Overall event went well, a little smaller attendance than last year. Next year it was recommended to continue with 4-3 gallon containers of ice cream from the ISU Creamery. We need extra spoons as some came back for seconds towards the end of the night and needed a new cup and spoon.

Treasurer's Report by David Farrell: Dues for 2025 are all collected. Leif, Ron and David will meet on Oct 14 at 6:00p to discuss 2026 budget. A November zoom meeting will be schedule to approve 2026 budget.

Green Space by Ron Frantzen: Three cul de sacs were completed in September which included Redbud Circle, Cypress Circle and Park Vista Circle.

Distinctive Landscapes will continue watering and maintenance of the completed cul de sacs.

Continued trail trimming continues through the HOA. This is an ongoing effort to maintain the walking trails clear access for all residents



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Alex Grandgeorge suggested that we get three new bids for fertilizer and herbicide treatment for the 2026 year. The three companies suggested were Boersma, Spring Green and Lawn Life.

Storybook bridge: Leif reported Storybook Bridge bid is approximately \$1,000.00 to rebuild using HOA members to reconstruct bridge. Motion to approve spending money on rebuilding the bridge by Ron and seconded by Alex.

Pond Report by Dan Staedtler: Final chemical applications are done. Pumps will be turned off soon.

Other: Danny will add message to the website asking residents to add any comments regarding areas of concern.

Danny will add Tony Thrush to website as a new board member.

Proposed 2026 projects:

1. Cul-de-sac project: It is planned to continue with 3 more cul de sacs in in 2026. Northridge Circle, Tupelo Circle and Rosewood circle.
2. Remaining cul de sacs all rated B's and A's will begin to be maintained by Distinctive Landscapes in 2026.
3. Signs within the greenspace areas: tabled until 2026. Dan is going to look into the cost of a router template jig to be used to update signs.
4. Bench at Aspen Road entrance needs repaired. Leif will purchase wood and board members will repair.
5. Other benches needing repair?
6. Trail maintenance repair in 2026: Currently there are not enough funds in our account to consider a repair of this magnitude.

Motion to adjourn meeting by Kaysha Halbur at 7:30p. Seconded by David.

Next meeting: Nov TBD via zoom