



## NORTHRIDGE HOMEOWNERS ASSOCIATION

### Board Meeting Agenda

Date: Tuesday, November 4, 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 October 2025 Board Meeting
- 3) Approve the budget and 2026 HOA dues
- 4) Set date for Annual Homeowners Meeting in January

Adjourn meeting



## NORTHRIDGE HOMEOWNERS ASSOCIATION

### NORTHRIDGE HOA BOARD MEETING MINUTES

November 4, 2025

Meeting called to order at 5:38 p.m.

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

Absent: Alex Grandgeorge and Leif Wathne

Minutes of Oct board meeting approved and seconded (Weber, Thrush) – board approved.

Ron shared information he collected from Howrey Construction in Bondurant regarding upgrades to walking paths throughout the HOA. Packet included information on concrete vs. asphalt, the process, and the phasing of such a project. Potential project could be broken up into four phases with first phase not to exceed \$400,000.00. Concern for a project of this magnitude and how we would ever accomplish this were discussed. This subject was tabled with potential discussion in the future.

Cul de sac project will continue in year 2026 with areas to include Aspen Circle, Arrowood Circle, Tupelo Circle, and Rosewood Circle.

#### 2026 Budget Report and dues increase:

The year 2026 proposed budget set at \$117,990.00. Motion to approve and seconded (Weber, Thrush) – board approved.

**Motion to increase yearly HOA dues to \$285.00 per year. (7% increase)** Motioned and seconded (Thrush, L. Frantzen) - board approved.

**Annual meeting will be on Jan 27, 2026 @ 6:30 p.m. in conference room on second floor at Northridge Village.**

Meeting adjourned @ 7:00 p.m.