

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	Simon Timmermans		
Vice President - Volunteer	Leif Wathne		
Treasurer - Volunteer	David Farrell		
Secretary - Volunteer	Laura Frantzen		
At Larger Member - Volunteer	Charlie Weber		
At Larger Member - Volunteer	Kaysha Halbur		
At Larger Member - Volunteer	Tony Thrush		
At Larger Member - Volunteer	Alex Grandgeorge		
Green space/Board member at large	Ron Frantzen		
Website - Pond	Dan Staedtler		

- 1) Approval of minutes from the November 2025 Board Meeting
- 2) Treasurer’s Report - Mr. Farrell.
 - a) Dues still outstanding
 - b) Refund of double payment for Emily Jahr.
 - c) Update on HOA reserve accounts and brief review of the current CD accounts being rolled over throughout the year.
 - d) Prepayment for HOA lawn care in 2026. Update on Boersma Lawn Service bid (lowest) and communication request for Brady Thomas to notify HOA when he plans to apply herbicides.



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- 3) Green Space Manager's Report - Closing out 2025 year projects and feedback from HOA members.
- 4) Pond Report Update
- 5) Northridge Homeowners Website – Mr. Staedtler
 - a) Herbicide notification on website from Boersma Lawn Service.

2026 Priority projects:

Three (maybe four?) more cul-de-sacs to get refresh in 2026 per Mr. Frantzen. Frantzen will update on the proposed three sites.

Bridge refresh project. Storybook bridge is completed. Next bridge up? And scope of project?

Walking trails – How to proceed with maintaining the trails long-term?

Tree removals in HOA:

Mr. James Penny – Cottonwood tree removal discussion that are split on property line

Simon Timmermans – Large Burr Oak tree limb along walking trail behind Timmermans/Sechor's homes

Large Cottonwood trees on walking trail behind Carroll Marty's house.

Dead pine tree next to Alex Grandgeorge property along Northridge Parkway

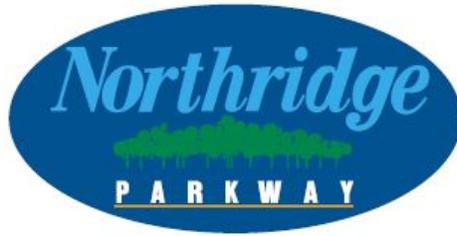
Could we get these all done in one project? Bulk discount?

Open discussion:

Board members for 2026. Any interest from attendees at joining the HOA board?

Next proposed meeting date in March?

Adjourn meeting



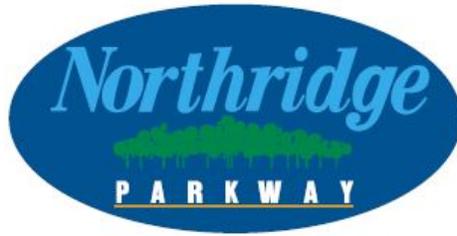
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**Minutes of the Annual Meeting
January 27, 2026**

1. Meeting called to order by President Timmermans at 6:37pm
 - a. Roll call and self-introductions

Position	Member	Present	Absent
President - Volunteer	Simon Timmermans	X	
Vice President - Volunteer	Leif Wathne	X	
Treasure - Volunteer	David Farrell	X	
Secretary - Volunteer	Laura Frantzen	X	
At Larger Member - Volunteer	Charlie Weber	X	
At Larger Member - Volunteer	Kaysha Halbur	X	
At Larger Member - Volunteer	Tony Thrush	X	
At Larger Member - Volunteer	Alex Grandgeorge		X
Green space/Board member at large	Ron Frantzen	X	
Website - Pond	Dan Staedtler	X	
Visitor	Jim Penney	X	
Visitor	Kurt Stueven	X	
Visitor	Penny Stueven	X	

- 1) Motion to approve minutes from the November 2025 Board Meeting (Motion Wathne, 2nd Weber).
Motion passed.
- 2) Treasurer’s Report - Mr. Farrell.
 - a) Treasurer provided a report on the HOA’s assets, expenses and account balances: There are 415 lots in Northridge. 2026 dues rate is \$285 (a 7% increase from 2025 rate approved by Board



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during November Board meeting). For 2026, total planned dues are \$118,369. Projected 2026 expenses are \$115,463, and includes an inflationary adjustment of 3-4%. As of 1/26/26, 81% of dues have been collected. Projected 2025 expenses were \$111,308. Actual expenses amounted to \$125,297. Overage was related to additional greenspace expense the Board decided to incur during 2025 to address needs.

b) Treasurer reviewed HOA reserve accounts and provided a brief review of the current CD accounts being rolled over throughout the year. CDs are in effect our 'emergency' fund, currently earning roughly 3.5% interest.

i) Motion to roll \$35,000 over to a 6-month CD in January 2026 (Motion Franzen, 2nd Halbur).

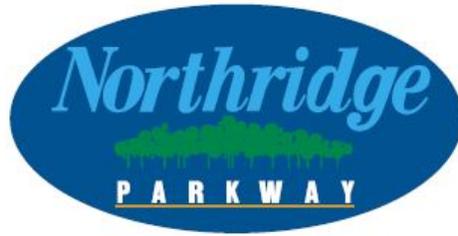
Motion passed. (Another review will take place at June Board meeting to initiate next CD roll over).

c) Prepayment was made for HOA lawn care in 2026. Boersma Lawn Service's bid was lowest of several bidders. Fertilizer applications have been reduced from four yearly to three yearly, while keeping herbicide applications the same (four per year). The HOA emphasized the need for improved communication by Brady Thomas (with Boersma) in order to notify HOA prior to planned application of herbicides. This has been a priority for some homeowners who want to keep pets and children off green spaces after herbicide application.

3) Request for annual audit of financials was made by Mr. Penney. This will be put on the agenda for the next Board meeting.

4) Green Space Manager's Report - Mr. Franzen

a) Mr. Franzen provided a review of the cul-de-sac projects completed in 2025. See attachment for a tabular record of the work completed and work planned. Anticipate addressing three cul-de-sacs in 2026, possibly a few more depending on the costs. Distinctive Landscaping is who we

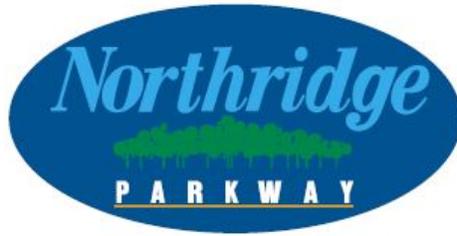


NORTHRIDGE HOMEOWNERS ASSOCIATION

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anticipate performing the work.

- i) Motion to address the following three cul-de-sacs in 2026: Northridge Circle, Tupelo Circle, and Rosewood Circle. (Motion Weber, 2nd Farrell). **Motion passed.**
 - b) Garden space signs: Staedtler and Franzen plan to replace the weathered signs in the HOA 'garden spaces'. This would be a volunteer effort where materials would be reimbursed.
 - c) Garden spaces also need to be refreshed with weed removal and new brick mulch. Green Space Manager is starting the planning process to address these in 2027.
 - d) Tree Planting: Planning to replant about 10 trees per year in the HOA to replace all the trees that were lost during derecho and due to ash borers. Budget has set aside roughly \$1,500 per year for this.
 - e) Bridge rehabilitation/replacement: Anticipate addressing Roseman Bridge in 2026 (refurbishing). Franzen and Wathne will run point on this.
 - f) Trail replacement: Most of the trails in the neighborhood are near their end of life. The HOA needs to start thinking about addressing these trails. A preliminary estimate suggests \$1.6M to replace all 4.4 miles of walkways with concrete (including recycling the existing asphalt into base). One way to approach the replacement is to phase this across four different sections of the neighborhood. A significant challenge is how to finance a project like this. We can also approach replacements incrementally. Franzen and Thrush will look into this a bit further and report back.
- 5) Mr. Penney brought up a concern about a large cottonwood on his property boundary. His concern is potential damage from a fall of the tree in case of a major storm or derecho. Falling leaves and branches are a nuisance as well. Board members (Staedtler and Franzen) will visit the site to establish the location of the tree in question. After briefing the rest of the Board, the board will



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devise a plan to address accordingly. If tree removal is deemed necessary, the board will require at least three bids to award the work. The homeowner expressed a desire to have this done in the next month or so.

6) Pond Report Update – Mr. Staedtler

- a) Aeration pumps shut down on November 5th. Chemicals are stocked up. Pumps will be started back up in April.

7) Northridge Homeowners Website – Mr. Staedtler

- a) New contact-form launched on the HOA website, making it easier to send the board a message with concerns or question about our Northridge subdivision.
- b) We are planning to implement herbicide notification on our website based on notifications from Boersma Lawn Service.

Open discussion:

President Timmermans asked if any attendees had an interest in joining the HOA Board of Directors? Mr. Stueven expressed interest. Motion made to name Kurt Stueven to an at-large Board seat. (Motion Weber, 2nd Franzen). **Motion passed.**

Next proposed meeting date on March 10th, 2026.

Meeting adjourned at 9:15pm (Motion Halbur, 2nd Ferrell). **Motion Passed.**