



NORTHRIDGE HOMEOWNERS ASSOCIATION

Meeting location Northridge Village 330 George Washington Carver

Notes from Ad-Hoc Meeting

JULY 25, 2026

1. Meeting called to order by President Timmermans at 8:03am
 - a. Roll call and self-introductions

Position	Member	Present	Absent
President - Volunteer	Simon Timmermans	X	
Vice President - Volunteer	Leif Wathne	X	
Treasurer - Volunteer	David Farrell	X	
At Large Member - Volunteer	Kurt Stueven		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		
Green space/Board member at large	Ron Frantzen	X	
Website - Pond	Dan Staedtler		x

The Board members present discussed the trails capital project.

Consensus among board members present:

- Asphalt option is likely preferred option
 - o Homeowners will ultimately decide among options presented.
 - o Overlay for majority of paths. Replacements for damaged areas
- Voting structure (3 options – concrete(~\$2M) , HMA,~\$900K) and NO) will be reviewed by attorney
- Need to nail down the two replacement options... financing, schedule, for clarity etc.
- Likely phased over three years (to keep cash flow reasonable, and project management reasonable) and self fund. Or finance and complete in one year.
- Target sending a letter in latter half of august, outlining the approach
- Informational session at ice cream social (mid September)... to socialize the idea, and to answer questions
- Initial vote a few weeks after ice cream social (end of September)

ACTION ITEMS:

- Inform balance of board to get consensus among entire board
- Draft letter to HOA summarizing the approach (Simon). Can use Ron's white paper as a starting point. Share with Board for review.

- Schedule ice cream social (reserve shelter, order ice cream, get supplies, sprinkles, etc.). All Board members should aim to be present to be ambassadors for the plan – to answer questions and explain the approach.
- Narrative on website about pond dredging (celebrate the board success).
- Schedule a Board meeting between now and Ice Cream Social to ensure we're all on the same page. Tentatively scheduled for August 18th.

Meeting adjourned at 10:04am