

Northridge Meadows Homeowners Association

Annual Meeting May 07, 2024

President Gary Nester called the meeting to order at 7:04 p.m. by welcoming the (34) residents present, along with John Hunt, purchaser of the Nester's Townhome. In addition, all five board members were in attendance, and were thanked for the great job they've done this past year.

Gary acknowledged new residents: Samir/Purnima Banerji, Peter/Polly Johnsen, and John/Laura Hunt.

A motion was asked for the approval of the Board Meeting minutes, which was held on March 26, 2024. The motion was made by Nancy Snarr and seconded by Bill Fulton. Motion carried.

Board Reports

Financial Summary – Eileen Wikoff presented the financial report for the year 2024

(Mar 26 thru May 07), which had an opening balance of \$15,527.38 and a year-to-date ending balance of \$21,322.20. She also reported that for the year 2023, we had a January 1st balance of \$21,908.47, and ended the year on December 31st with a balance of \$18,500.38. The estimated cash flow for 2024, from May 07 – December 31 is projected to end up with a balance of \$16,651.70. The Treasurer's Report was distributed to all attendees.

A motion to accept the report was made by Nan Powers and seconded by Michelle Jewell. Motion carried.

Snow Removal/Lawn Mowing - Jan Bellamy reported that we had quite a snow event early in the year. We incurred extra expenses due to the city plow blocking the driveways. Barr was called to unblock the driveways, which ultimately cost us \$11,000. Jan encouraged the Board to continue to employ Barr to clear driveway entrances and the road, whenever these issues arise.

A question was asked as to whether a formal complaint was filed with the city, in regards to them blocking the driveways. To this date, no formal complaint has been filed.

Another question was raised as to what Barr charges for just removing snow from the street. Cost was \$500, which was outside of our contract.

A motion to accept the report was made by Tammy Sarmiento, and seconded by Sheila Flaherty. Motion carried.

Landscape/ Architectural - Steve Kellogg thanked everyone for notifying him ahead of time of any projects they are working on. He recapped (20) projects submitted by residents that were approved by the Board during the last twelve months. These included: new trees; new landscaping designs; replacement of windows, new front door, gutter guards, solar panels, raised sidewalks, new fire pit, and new handrail.

Steve reminded the residents to contact Judy Schlosser, the new Landscape / Architectural Board member, prior to making any front/back yard improvements. If Judy cannot be reached, then any of the Board members may be contacted.

A motion to accept the report was made by Bill Fulton and seconded by Lois Mannaioni. Motion carried.

New Business

Gary shared that he Wetzel's Townhome has sold. No further information was available. He did add though, that our street is a very desirable street that people want to move to and we want to make sure that it continues to be desirable.

A list of "Reminders" has been added to the front of the bylaws for those new residents moving onto our street.

Residents were encouraged to visit our website (www.northridgemeanows.org) to find the by-laws, requirements for paint and shingle colors as well as other important information.

Comments From Association Members

None

Election of New Board Members

President: Michelle Jewell

Snow Removal / Lawn Mowing: Tammy Sarmiento

Landscape / Architectural: Judy Schlosser

Mark Jewell has agreed to look at the landscaping around our sign at the front entrance and offer recommendations to refresh it. He has enlisted Marty & Connie Layer to assist him.

Questions From Association Members

Can lighting upgrades be made to the outside light fixtures including the lamp posts?

Answer: A proposal was made several years ago to lower the lamp posts so they may be easier to service. It was voted on, but did not pass. This will be a topic discussion at the next Board meeting.

How much does Barr charge to maintain the front sign/entrance?

Answer: \$65/hr.

What is going to become of the list of interested people desiring to live on our street?

Answer: Gary will provide the list.

Gary called for a motion to approve the three new Board members, which the motion was made by Joe Sarmiento and seconded by Jim Mannaioni. The meeting adjourned at 7:31 p.m.

Organizational Meeting Following the Annual Meeting

Following the Annual Meeting, the board met for their organizational meeting.

The date for the next Board Meeting will be September 5, 2024 at 9:00 a.m. at the home of Mark & Michelle Jewell.

Respectfully submitted, Marty Layer, Secretary