

Northridge Meadows Homeowners Assoc. Board Meeting – December 3, 2024

The meeting was called to order at 9:06 a.m. by President Michelle Jewell. Michelle thanked everyone present at the meeting, including all the Board members, along with residents Susan Schawbe, Sandy Stemler, and Marrolyn Rekus.

The Minutes from the Board Meeting held on September 5, 2024 were reviewed. Motion for approval of the minutes was made by Judy Schlosser and seconded by Tammy Sarmiento. The motion carried unanimously as written.

Financial Summary – Eileen Wikoff

Eileen reviewed the quarterly financial report dated December 3, 2024.

The balance on Sept. 5, 2024 was \$8,810.93. 4th Quarter Deposits, which included the \$200 assessment to each resident, was \$23,940.00, making the total deposits plus the opening balance \$32,750.93.

Total Expenses were \$20,002.64; leaving a balance of \$12,748.29, as of December 5, 2024.

Discussion followed in regards to eliminating the post office box, which we pay \$182.00 annually. It was determined that since several residents mail their dues to the P.O. Box, and we receive other correspondence, we need to retain it.

A motion to approve the financial report was made by Judy Schlosser and seconded by Marty Layer. The motion carried unanimously.

Snow Removal /Lawn Mowing – Tammy Sarmiento

Tammy reported that from April-Nov. of this year we have had a total of 25 mowing's at a cost of \$1537.00 per mow. We were faced with some challenges this year, in regards to budget constraints, so attempts were made to decrease our costs by eliminating unnecessary costs. Overall consensus from the homeowner's governed some of the decisions made. Barr performed a clean-up on November 1st, which was not scheduled by the Association. It has since been recognized, according to the language in our Bylaws, the verbiage "clean up" should not be used, but rather the billing should reflect the charge as a "detailed ground maintenance". It was decided that this type of maintenance needs to be included in the contract, performed once a year, at a specific timeframe.

Sandy Stemler reminded the Board that the governing documents state that the Board has jurisdiction over four areas of spending, which are lawn mowing, snow removal, the detention basins, and the entrance planting. This leaves the responsibility of leaf removal to the residents.

A final cut & mulch this year will be planned, according to the weather conditions.

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A motion was made by Michelle Jewell to have the “detailed ground maintenance” performed the third week of November each year, and was seconded by Marty Layer.

Tammy was commended by the Board for getting the potholes patched in the road. It was noted that the road has never been paved.

Tammy also contacted Alderman, Kiran Velpula in September, over the safety concern when the city plowed the snow in front of the resident’s driveways and left it up to the Association to hire Barr to come and remove it, at a price tag of \$11,000. The city responded that it was not their responsibility, and that typically it is the homeowner’s responsibility to remove their own snow at the end of the drives. But, they did say if we contact the city about this matter, they will come back out and do another sweep through.

A motion to approve the Snow Removal/Lawn Mowing report was made by Eileen Wikoff and seconded by Marty Layer. The motion carried unanimously.

Architectural and Landscaping – Judy Schlosser

Please notify me of any new changes to the front or exterior of your property prior to starting to get approval. I can be reached by: e-mail, text, or phone.

309-264-2365 Judyschlosser21@yahoo.com

Judy provided the Board with the following written report:

Current Projects

9/14/24 Lois Mannaioni/Jon Burnham (10930/10928) - New Roof-Eckhoff Roofing.
Mannaioni-Remove Arborvitae shrub and replace it with a smaller one around October 1, 2024.

9/16/24 Ronalee Covington (10920)-Sent New Roof notification to HOA website per Marty.

9/25/24 Susan Schwabe (11003)-Placed rock and mulch on front corner of unit and also had the front sidewalk raised.

10/2024 Cheryl Ramler (11000) Getting bids for new roof from Messing/Kreiling.

11/23/24 Dean Chamberlin/Carole Gilfillan (10905/10907) New Roof starting 11/25/2024
Eckhoff Roofing. New gutter screen in existing gutters per Blake Smith of Eckhoff Roofing.

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Correction: Crider (11229) Roof done by Massey Roofing, not Mathew.

A motion to approve the Architectural and Landscaping report was made by Tammy Sarmiento and seconded by Eileen Wikoff. The motion carried unanimously.

Updates

The Board members acknowledged and thanked Mark & Michelle Jewell for the landscaping they did around the front entrance sign. This is an ongoing project that Mark and several volunteer residents will be maintaining, in order to reduce some of our landscaping expenses. The goal is to eliminate the grass in front of the sign and replace it with rock, which will reduce maintaining it considerably. Plans are to install a black light to better illuminate the sign.

Another big “thanks” went out to John Wikoff for the landscaping maintenance he performs on the cul-de-sac.

Mark & Michelle also donated their Christmas decorations and the time to decorate the sign. A big “thank you” goes out to these two for all their hard work!

Michelle inquired about applying for a grant for the association, which the city awards, that may be used for landscaping, lighting, and other upgrades. She learned that the city will not be awarding grants of this nature next year, but she did submit an application for the association, with the possibility of it being a recipient in 2026.

Michelle reported that insurance costs are on the rise. She has seen where the rates are doubling and sometime tripling on some of the property’s she manages. This is due to the hail damages and tornados in our area.

Michelle asked that a reminder go to our residents of the importance of keeping a uniform appearance of all our units. This would include during mowing season, irrigating our lawns a minimum of twice a week, and especially keeping the front yards looking nice, in order to maintain good “curb appeal.”

New Business

Discussion of the 2025 Budget

Michelle provided a preliminary, proposed budget, which the Board used for the basis of establishing next year’s budget. After lengthy deliberations, the Board addressed each line item on the proposed budget, recognizing that in order for the Association to keep up with increased expenses, the Quarterly HOA dues will need to increase \$70/quarter, beginning January 1,

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2025. The quarterly dues will go from \$260 to \$330. This is \$30/quarter less than was originally proposed.

It was also recognized, in our last Board meeting, that the Association no longer maintains a Reserve Fund. This fund was depleted years ago. The Board feels we need to reinstate our Reserve Fund. This fund is factored into the 2025 HOA Budget. (See attached 2025 Budget).

A motion to accept the 2025 Budget was made by Judy Schlosser and seconded by Michelle Jewell. The motion passed with 4 votes in favor, and 1 abstention.

Owner Concerns

None

Adjournment

A motion to adjourn the meeting was made by Judy Schlosser and seconded by Eileen Wikoff. The motion carried unanimously.

The next HOA Board Meeting will be held on 3/25/2025 @ 9:00 a.m., at the home of Joe & Judy Schlosser -11200 N Rhonda Way.

The meeting adjourned at 10:54 a.m.

Respectively submitted,

Marty Layer – HOA Board Secretary