

Northridge Meadows Homeowners Assoc. Board Meeting – March 26, 2024

The meeting was called to order at 5:00 p.m. by President Gary Nester. Gary welcomed all the board members present. There were no residents in attendance.

The Minutes from the Quarterly Meeting held on October 30, 2023 were reviewed. Jan Bellamy made the motion to approve, and Steve Kellogg seconded. The minutes were unanimously approved as written.

Financial Summary – Eileen Wikoff

Eileen reviewed the quarterly financial report dated March 26, 2024. The balance on October 30, 2023 was \$12,509.38. 1st Quarter Deposits were \$19,760.00 and 2nd Quarter Deposits were \$5,460.00; which made the total deposits plus the opening balance of \$37,729.38. Total Expenses were \$22,202.00; which leaves a balance on March 26, 2024 of \$15,527.38.

A motion to approve the Financial report was made by Steve Kellogg and seconded by Marty Layer. Motion carried.

Snow Removal /Lawn Mowing – Jan Bellamy

Jan distributed copies of Barr's Mowing Contract, and noted that this is the third season that Barr has not increased their fees.

Some discussion followed in regards to Barr starting earlier this mowing season, then in past years. This is due to the earlier warmer weather this year.

A motion to approve the Snow Removal/Lawn Mowing report was made by Steve Kellogg and seconded by Eileen Wikoff. Motion carried.

Architectural and Landscaping – Steve Kellogg

Steve reiterated the general reminder that any homeowner that plans to make changes to the front or exterior of their property, to notify Steve Kellogg for approval, prior to starting.

Current Projects

- 11200 Schlosser – 3 basement windows to be replaced by mid-summer.
- 11013 Stemler – New front door to be installed by Renewal by Anderson.

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- 11226 Schulte – New backyard landscaping to be completed this spring. New burning bushes and native plants to be planted. New brick edging also included.

A motion to approve the Architectural and Landscaping report was made by Marty Layer and seconded by Jan Bellamy. Motion carried.

Updates

It was noted that there will be **three** vacant Board member positions to be voted on at the Annual Homeowner's Association meeting in May. Two residents have stepped up as candidates of the Board for a 3-year term. They are Tammy Sarmiento and Mark Jewell. There is still a need for someone to step up to be the President. Gary committed to asking a few other residents for their consideration of filling the position of HOA Board President.

If you are interested in being a candidate for the President's position, please contact Gary Nester or any of the other Board Members in advance.

With the possibility of our Homeowner's Association being managed by a HOA Management company, it was suggested that we contact some management companies, in order to get an estimate of what the costs would be. Gary committed to contacting some management companies.

A suggestion was made to redo some of the landscaping around the sign area, at the entrance. Currently, Barr maintains this area, which we pay \$85. The Board feels this is not being adequately maintained. It was suggested that Sandy Stemler be contacted for suggested changes, and to possibly maintain this area. Sandy would be compensated for her work, if she accepts the offer. Gary committed to talking with Sandy to see if she would be interested.

New Business

Gary informed the Board that he has accepted an offer on the purchase of his townhome, and the closing is scheduled for May 22, 2024.

The Board recognized our newest residents, who are Peter and Polly Johnsen. They purchased Lea McCall's townhome, and will be moving in sometime in May.

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The next HOA Board Meeting will be the Annual meeting on May 7, 2024. It will be held at Northminster Presbyterian Church at 7:00 p.m.

A motion to adjourn the meeting was made by Jan Bellamy and seconded by Steve Kellogg.

The meeting adjourned at 5:55 p.m.

Respectively submitted,

Marty Layer – HOA Board Secretary