

## **Northridge Meadows Homeowners Assoc. Board Meeting – October 30, 2023**

The meeting was called to order at 4:04 p.m. by Gary Nester. All board members were present.

Gary welcomed the Board members in attendance, along with the following residents: Joyce Cover, Mike Allen, Tammy Sarmiento, Marrolyn Rekus, Donna & Chuck Crider, Sheila Flaherty, Sandy Stemler, Susan Schwabe, Mary Nester, Cherie Horstman, and Cheryl Ramler. The Minutes from the Quarterly Meeting on September 12, 2023 were reviewed. Steve Kellogg made the motion to approve, and Jan Bellamy seconded. The minutes were unanimously approved as written.

### **Financial Summary – Eileen Wikoff**

Eileen reviewed the quarterly financial report dated October 30, 2023. The balance on September 12, 2023 was \$7,417.73. 4<sup>th</sup> Quarter Deposits were \$10,500; which made the total deposits plus the opening balance of \$17,917.73.

Total Expenses were \$5,408.34; which leaves a balance on October 30, 2023 of \$12,509.38.

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

### **Snow Removal /Lawn Mowing – Jan Bellamy**

As a follow-up from the last board meeting, Jan reported that there were contacts made to five potential lawn service/snow removal companies. The five companies were Hoerr Nursery, PHD, Greenview Nursery, Taylor's Way, and Carmody Lawn Services. For various reasons, none of these companies were interested, or had the means to meet our needs currently being furnished by Barr. Gary noted that Barr has not raised their prices in three years in regards to mowing. The Snow Contract has already been signed for this season, and Gary proposed we continue to use Barr's services.

Jan shared Barr's proposed Snow Contract for the 2024/2025 season. There was a price increase from this year's contract. 2" to 3.9" of snow accumulation will be \$2636 per visit, an increase of \$236 from this year's contract.

4" to 5.9" of accumulation will be \$3656 per visit, an increase of \$276 from this year's contract.

A question was asked whether we had any other choices, and the answer was that there really aren't any other options. The consensus was made that we should continue to utilize Barr's services.

## **Northridge Meadows Homeowners Assoc. Board Meeting – October 30, 2023**

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

### **Updates**

It was noted that there will be three Board members who will be concluding their 3-year term in May 2024. One resident has stepped up to fill the Snow Removal/Mowing position. This will leave vacancies of the positions of President and Landscape/Architectural. It will be necessary, at the Annual Homeowner's Association meeting, to vote in three new members to fill the following positions:

President: Gary Nester

Snow Removal / Landscaping: Jan Bellamy

Landscaping / Architectural: Steve Kellogg

If you are interested in filling one of these positions, please contact Gary Nester or any of the other Board Members in advance.

Gary reminded everyone that frequently there are lampposts not lit. It was noted that this, quite likely, is due to either a burnt out bulb or a tripped/faulty circuit breaker. An attendee at the meeting recommended a solution they used, which required replacing the exterior electrical outlet boxes with a weather-proof bubble outlet cover. These can be found at Home Depot or Lowe's.

### **New Business**

Gary explained the fact that everything has gone up. In references to our finances, we are experiencing a short fall in meeting all our financial obligations, and are tasked with increasing the HOA quarterly dues. Eileen suggested that the quarterly notices for January 1, 2024 reflect the new quarterly dues.

A lengthy discussion took place in regards to what we believe the increase of dues should be. A summary report was furnished by Eileen, noting the cash flow for 2022, and the projected expenses for 2023. In 2022, our total expenses were \$59,826.61, with a total income of \$47,880. This year, our total expenses are projected to be \$59,888.10, with a total income of \$47,880.

## **Northridge Meadows Homeowners Assoc. Board Meeting – October 30, 2023**

There have been no adjustments made in the dues since we began incurring price increases for Barr's services.

Gary proposed that the Board members discuss what the dues increase should be, in order to come up with something fair. This would be something that would cover our expenses, but not leave us with a large surplus. Bottom line is that we are projecting to spend approximately \$60,000 this year, but are only collecting \$47,880.

After the discussion concluded, in regards to raising the HOA dues, Gary asked for someone to make a motion recommending what the increase should be. A motion was made by Eileen Wikoff to raise the HOA Quarterly Dues by \$50, making the Quarterly Dues \$260. This will take effect on January 1, 2024. Steve Kellogg seconded the motion. Motion carried.

The next HOA Board Meeting will be December 5, 2023, only if needed.

A motion to adjourn the meeting was made by Gary Nester and seconded by Marty Layer.

The meeting adjourned at 4:57 p.m.

Respectively submitted,

Marty Layer – HOA Board Secretary