Northridge Meadows Homeowners Assoc. Board Meeting – September 17, 2025

The meeting was called to order at 9:10 a.m. by President Michelle Jewell. Michelle thanked all the Board members for their attendance. In addition, there were five residents in attendance.

The Minutes from the Annual Homeowner's Association Meeting held on May 13, 2025 were reviewed. Motion for approval of the minutes was made by Judy Schlosser and seconded by Tammy Sarmiento. The motion carried unanimously.

Financial Summary – Eileen Wikoff

Eileen reviewed the quarterly financial report dated September 17, 2025.
The balance on May 13, 2025 was $42,239.65. 3rd Quarter dues collected was $17,490, making the total deposits plus the opening balance of $59,729.65.
Total Expenses were $27,366.87; leaving a balance of $32,362.78, as of September 17, 2025.

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

Snow Removal /Lawn Mowing – Tammy Sarmiento

Tammy noted in her report that the mowing fees for the 2026 season are unchanged, however, snow removal fees for the 2025/2026 season increased by $100 for 2-3.9 inches of snow and $200 for 4-5.9 inches of snow.

Several residents voiced concerns of a week when Barr cut the lawns quite high. Tammy inquired of Barr this concern and was told that Barr did not have the proper equipment available that week for collecting the grass clippings.

Tammy reported as follows:

Mowing typically begins in April and continues through November. (typically, 8mos/yr.). We did have a late mow this past year December 9th (mostly because of late clean up planned).

Costs of mow can vary month to month (per weather) but are as follows:

Mowing $1537 / mo. (approx. 33cuts/season) at a cost of **approx. $50,721/season if cut weekly**

Basins $86.50 / cut (now every other week) at a cost of **approx. $1384/season**

Lawn Fertilization/weed control - $140.37 per application/ $421.11 per season

Once/year Clean-up -termed "Detailed Ground Maintenance" per requirements for HOA bylaws & billing purposes. Once / yr. clean-up $3074 (twice cost of mow). Given the costs incurred for detailed ground maintenance/clean-up, which affect our overall budget, the **board filed a motion** to

approve **clean-up for <u>one time only</u> and to be done the week of Thanksgiving**. Any yard clean-up after that date is the responsibility of the homeowner.

Mowing Costs to Date

March 2025 Early Spring Fertilization		$140.37
April 2025 2 mows and 1 mow basin -	total cost	$3,160.50
May 2025 5 mows, basin x 3, plus late spring fertilization		$8,084.37
June 2025 4 mows, basins x2		$6,321.00
July 2025 4 mows, basins x2 (skipped 7/10/25 – dry)		$6,321.00
August 2025 4 mows, basins x2		$6,321.00

New Contract Proposal received From Barr for Mowing/Growing Season 2026 – no change in fees.

New Contract Proposal for Snow removal 2025/2026 – Fees will increase as follows:

2-3.9 inches of accumulated snow increase by $100 to $2736.00 per snow blow

4-5.9 inches of accumulated snow increase by $200 to $3,856.00 per snow blow

One point of Contact with Barr – Please use me as the primary point of contact for questions and concerns related to lawn and snow. I do work, so I may not be able to immediately answer your call. Please leave me a text, voicemail or email and I will respond as quickly as possible.

tcsarmient@gmail.com 309-229-3641

A motion to approve the Barr next year's Mowing/Snow Removal contracts was made by Michelle Jewell and seconded by Eileen Wikoff. 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 report of the following projects she was notified of:

5/19/25 Called Rohit (11212) regarding landscaping being installed. Rock is only being placed now and he will give me a plan when bushes will be put in. Project done by: Alternative Landscaping. 7/3/25 Rocks being installed in backyard. 9/15/25 No plan given.

6/9/25 Linda Daniliuk (11213) Removing pergola from back deck due to rotting.

6/24/25 Mark Jewell called (11218) Placing flagstone around tree in the front yard. (1-1 ½")

7/14/25 Tammy Sarmiento (11300) Install fire pit in the backyard.

7/22/25 Marty Layer (11210) Pool removed followed with landscaping work. All concrete, patio blocks, bushes, & fence are being removed. Work to begin 3rd week of August for 1 ½ weeks.

7/24/25 Denise Doyle (11211) Trimming bushes and adding additional plants in the front. Removing bushes and ferns on the side of the house due to rubbing on the siding. Getting pricing for removal of willow trees and cottonwood in the side yard.

7/24/25 Sandy Arnold (11103) Removing two bushes and moving day lilies to the side of house. Will do additional landscaping in the front in the fall.

7/25/25 John Hodel (11105) Bushes to be removed and replaced with 3 boxwoods under widow in the backyard.

8/19/25 Susan Schwabe (11003) Front yard tree removed in 6-8 weeks due to tree roots above the ground. Tree removed 9/9/25 by Taylor's Way Lawn Service.

8/21/25 Helen Wade (10904) Front yard tree removal. Uncertain when work will begin. Removed 9/8/25.

8/24/25 Judi Higgins (11014) New Roof installed. No notification given.

9/2/25 Polonus (11015) Driveway and side walkout slab replaced. Mid-Illinois doing work. Bob notified HOA website regarding project.

9//8/25 Eileen Wikoff (11303) Bushes pulled out of the front of the house.

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

President's Report – Michelle Jewell

Michelle reported that there are (11) names on the waiting list who desire to buy in our subdivision.

Recently, an Owner's Information sheet has been given to new homeowner's at the time they close on a condo. This provides the Board not only pertinent information about them, but also Emergency Contact information. This information sheet will be attached to the meeting minutes and the Board requests that residents fill it out and include it with your 4th qtr. dues.

Old Business

Michelle reported on the Mini Grant that was awarded by the city of Peoria, to the Homeowner's Association for the amount of $4800. The money was used for upgrading our front entrance subdivision sign and the cul-de-sac at the end of our street.

A concern was raised in regards to the misappropriation of a portion of the city's grant money that was used in re-landscaping the cul-de-sac area. Michelle responded that the Board would contact the city to determine whether we were in violation.

Update: On Thursday, 9/18, Michelle made a special trip to City Hall and spoke personally with the person she worked with, who helped in securing our grant. Michelle had previously provided photos of the cul-de-sac area and explained our dilemma of infringing on private property. She was told that city council members love the grant idea and how well it has been utilized. Michelle was told that Northridge Meadows was not in violation and they were fine on how the grant money was appropriated. Thank you Michelle for clearing up any misunderstandings!

New Business

Northridge Meadows property insurance holder, American Family Insurance, is dropping our policy effective 9/21/25. We have secured quotes from two insurance companies Unland Insurance, through Cincinnati Insurance, and Country Financial. Unland quoted us for a 3-year term at $810.67/yr. Country Financial quoted us $909/yr., with the potential of annual increases. A motion was made by Judy Schlosser for us to sign on with Unland Insurance, and was seconded by Marty Layer.
The motion carried unanimously

Owner Concerns

None

Reminders to Homeowners

Please insure that your lamp post light is functioning properly. Common causes could be either the bulb is burnt out, a faulty photoelectric eye, or the necessity of resetting the Ground Fault Circuit Interrupter. In order for all of us to have uniform lighting, a 60 watt LED soft white bulb is recommended.

Out of due respect and courtesy of your "roof mate" and if applicable, any surrounding neighbor's, please notify them prior to having any work performed on or around your unit.

Barr Landscaping is not set-up to skip designated home desiring that their lawn not be mowed on a certain mowing day. This would be quite difficult for them to manage, and in the long run, if they began doing that, it would ultimately raise our fees for mowing, due to the fact it would take them longer to mow.

Adjournment

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

The next HOA Board Meeting will be on will be held on December 11, 2025 @ 9:00 a.m. at the home of Eileen & John Wikoff.

The meeting adjourned at 9:58 a.m.

Respectively submitted,

Marty Layer – HOA Board Secretary