Northridge Meadows Homeowners Assoc. Board Meeting – September 08, 2026

The meeting was called to order at 9:05 am. by President Michelle Jewell.
All Board members were in attendance, in addition to five residents.

The Minutes from the Annual Meeting held on May 12, 2026 were reviewed. Motion for approval of the minutes was made by Judy Schlosser and seconded by Tammy Sarmiento. Motion carried unanimously.

Financial Summary – Eileen Wikoff

Eileen reviewed the quarterly Treasurer's Report
The balance on May 12, 2026 was $50,423.21. 3rd Quarter dues collected was $16,830.00, along with the basin Grant money, awarded by the city for $3,025, making the total deposits of $19,855. This added to the balance for a total of $70,278.21.
Total Expenses were $32,055.83; leaving a balance of $38,222.38, as of September 08, 2026.

A motion to approve the Financial Report was made by Tammy Sarmiento and seconded by Marty Layer. The motion carried unanimously.

Snow Removal /Lawn Mowing – Tammy Sarmiento

Tammy provided the following report of costs as of the May 12, 2026 meeting:

Lawn

Barr **cuts grass every Thursday** unless it has been exceedingly dry or it is raining. The rain did cause some issues with keeping up with the grass at one point as well as issues with the riding mowers leaving tire tracks in back yards. Barr had to stop mowing 8/17 because the grass was so thick and the ground was still wet and they returned on 8/21 to finish. I spoke with Brandt Barr several times over the course of those few weeks and he did address the major issues that had been brought to my/his attention.

I did inquire about the cost of push mowing. The cost for push mowing is $35 per mow which is billed separately to residents who choose this.

Neighborhood Clean-up

The City of Peoria dumpster program of August 15 was a great success. Thank you to all who volunteered to assist that day and/or brought items for disposal.

Planned Landscaping Repairs/Clean up by Barr

There is a lot of overgrowth, mud and sludge in the basin at the front entrance and the cement basin in the middle of the neighborhood. This is leading to stagnant water and continued growth of weeds in these areas. In addition, we have overgrowth of weeds in the other rock basin in the middle of the neighborhood. Finally, there is a tree at the rear of the rock basin that appears to have been damaged in a storm leading to large branches lying in the grass and near the cement basin drain.

Barr has agreed to clean out all the basins, cut up and remove the large tree limbs and spray the unwanted vegetation in the rock basin for a total cost of $1835 with a 7% discount if all done at the same time. Barr will be proceeding as soon as the basins dried up a bit.

Floyd with Barr is planning on spraying a "pre-treatment" / spraying the basin park area Friday Sept 4 in preparation for **aerating and overseeding in the future**. He had previously quoted us a price of **$300 for this work.**

On Sept 3 during mowing, a **tractor's hydraulic line burst** and leaked some oil in one or more yards. Thank goodness nobody was injured or burned. Brandt was onsite and checking out the situation himself. This oil could cause some temporary damage to the lawn, but I was assured they would take care of any needed repairs.

Street Repair – I have sent an email to Sie Maroon to follow up on our request for resurfacing our street. He previously inspected our road, confirmed that repairs are needed, and we were placed on the City's radar. His recommendation was to apply a "pre-application maintenance spray" late summer or early fall so the road could be seal coated later. Residents will be able to drive on the road after the pre-treatment is applied. I am awaiting his response and will send out a notice if/when this work is projected.

One point of Contact with Barr – Please continue to use me as the primary point of contact for questions and concerns related to lawn/snow.

Tammy Sarmiento tcsarmient@gmail.com 309-229-3641

Question: Has Barr ever been asked to drive their mowers slower in resident's yards?
Answer: Yes, Tammy has asked them several times if they would do this.

A motion to approve the proposal by Barr for clean-up to the basins was made by Michelle Jewell and seconded by Eileen Wikoff. The motion carried unanimously.

A motion to approve the Snow Removal/Lawn Mowing report was made by Michelle Jewell and seconded by Judy Schlosser. The motion carried unanimously.

Architectural and Landscaping – Judy Schlosser

Judy's Contact Information: 309-264-2365 **Judyschlosser21@yahoo.com**

I was notified of the following:
5/12/26 Bellamy (11104) Pulling rose bushes from the front yard and berm.

5/12/26 Kreiss (10931) Installing railing on front step.

6/3/26 Layer (11210) New concrete driveway done by Sweaz Crete in June.

6/6/26 Arnold (11103) New front door from Renewal by Andersen. August 7, 2026 install. New deck (June Install) and concrete slab (October install) with pergola in backyard done by Whitek Solutions.

6/9/26 Allen (11202) new roof done by Heinz Roofing.

6/9/26 Schlosser (11200) new roof done by Heinz Roofing.

6/8/26 Ganesan (11012) Landscaping in the backyard done by Curb Appeal Pro Services.

6/12/26 Barr (11227) Trees removed on side of house and backyard per Eileen

6/12/26 Arnold (11103) New bushes and mulch in front landscaping

6/22/26 Saurs (10905) Met with Becky to discuss yard plans. Will be trimming side bushes and installing a stoned patio with short concrete wall. Will get me a picture of the plan.

7/14/2026 Spanoche (11022) Will be trimming front and back bushes.

7/28/26 Polonus (11015) Landscaping done in the front and sod in backyard.

8/8/26 Layer (11210) Handrail installed at front steps.

8/21/26 Doyle (11211) Staining eve above garage.

9/3/26 Saurs (10905) Met with Becky to go over yard plans designed by Tom Schuerman. Plans include: Tree removal in backyard done by King Tree. Re-do fabric and rock (traprock) including brick edge in front. Plant multiple new plants and bushes in the front and back yards. Replace sidewalk from stoop to drive plus downspout. Install flagstone patio done by John Cehr. Install root guard along patio edge. Flagstone steppers in front and back. Install fence with brick edge under fence. Fence done by Custom Surroundings, Brian Pinkston. Will raise grade for new patio and use sod for all repairs as needed.

9/3/26 Called Ameren regarding the green utility boxes that are rusting. Spoke with Zander and he said the company was discussing whose responsibility this was (home owner or Ameren). He took my information and said he'd pass it along to the local Ameren office. Someone will reach out to me.

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

President's Report – Michelle Jewell

A Big Thank You was expressed to Sandy Arnold for organizing and leading the Night Out gathering. It was a huge success, and plans are in the making to organize another one next year.

If someone is going to put their condo on the market, please contact Michelle, who keeps the Waiting List of prospective buyers who desire to live on our street.

Old Business

Stormwater Utility Grant – Marty Layer

Marty reported that the check for the grant had been received and deposited. It was noted that this grant can be applied for every ten years, and that for future reference, the association woul be eligible to submit an application in 2030.

A concern was raised in regards to a tree limb that is hanging over the creek. There is the potential that it may eventually end up in the creek one day. Mark Jewell volunteered to take a look at it and see what our options might be.

New Business

Prohibiting Rental of Town Homes

This subject has twice been presented to the residents, but it has been voted down both times. A 100% vote must be obtained in order for the by-laws to be changed.

Becoming a 55+ Community

The general consensus from the Board and some of the residents in attendance, in regards to this topic, is that we would be limiting our options and opportunities to sell our places if we implement this rule. This would quite likely require a 100% agreement from all the residents.

Sidewalk Slab-jacking Estimates

Mark Jewell reported that during his investigation of sidewalk trip hazards, 80-86 hazards were identified. He received (3) bids from various slab-jacking companies. The goal is to receive a "blanket" bid from a company and assess the homeowners. The Board decided to table this issue until the Spring/Summer time frame next year. This will allow time to see what the budget looks like at the end of the year. There is the possibility that a special assessment may be collected prior to the time this work is performed.

Estimate From Bravo Painting to Paint Exterior Peaks & Garage Doors

Michelle Jewell will distribute to each homeowner the bid that was received from Bravo Painting for painting garage doors and peaks above garages and bump-out rooms. Most of the garages and peaks have not painted in the 24 years the units have existed, and they are in great need of being painted. The painting of the peaks provides two benefits, (1) further damage to the wood, and (2) good resale value when you go to sell your unit. Please contact Bravo Painting @309-642-4755 if you would like to schedule this work to be done. If you do not receive a letter in your paper box from Michelle, please contact her @(309) 369-8686.

Owner Concerns

Peggy Robinson expressed appreciation to the Board for addressing issues requiring attention in order to keep our neighborhood looking nice.

Peggy also asked if the Board perceives an increase in the HOA dues. The answer was no at this time, but the Board needs to investigate setting up a "reserve fund". Several ideas were shared as to how this fund could be set up.

Eileen noted that she is experiencing people from other neighborhoods cutting through her backyard and her neighbor's. "No Trespassing" signs were posted several years ago at the end

of the cul-de-sac, but are facing the adjacent neighborhood. It was suggested that additional signs be posted that can be seen from her side yard.

Adjournment

A motion to adjourn the meeting was made by Mark Jewell and seconded by Denise Doyle. The motion carried unanimously.

The next Board meeting will be on Tuesday, December 01, 2026 @ 9:00 am. at the home of Eileen & John Wikoff.

The meeting adjourned at 10:48 am.

Respectively submitted,

Marty Layer – HOA Board Secretary