

Minutes of

Northridge Estates HOA Board Meeting (Unapproved)

The Board Meeting of Northridge Estates HOA was held on September 25, 2024 @ 3325 Star Court, Grand Junction, CO 81506.

Present: Jonathan P, Adam W, Tom D, & Clayton Smith.

Also in attendance was Joy Zeller, Northridge HOA Manager.

Absent: Andy Eliopulos, and Chad Herbranson.

- I. Call to order: Meeting was called to order by President Jonathan @ 6:35 pm.
- II. Approval of Minutes of Board Meeting July 9, 2024:
 - Motion to Approve by Jonathan, seconded by Adam. All were in favor.
- III. Manager's Report:
 - Joy reviewed the Profit and Loss Report, stating that we have a negative net income this year because of the large irrigation project, but are doing well financially. The account balance for the HOA is currently \$30,200.
 - Joy reviewed the Accounts Receivable Aging Report. We have 7 owners who still need to pay 2023 and/or 2024 assessments. Joy is working with these owners.
 - Joy reviewed the Violation Report. There have been 7 resolved violations and we currently have 18 active violations (these include past due assessments). Joy has focused on RVs and landscaping to start but will begin addressing trash cans.
 - There are some dead/dying yards that do not have time to be revived before winter, but Joy will ensure that they are revived at the beginning of next summer.
- IV. Governing Document Updates:
 - Joy presented the drafts of the 9 required policies, according to CCIOA. The board reviewed each of the 9 policies, discussion took place with each.
 - Tom motioned to approve all 9 policies, as presented. Jonathan seconded the motion and the motion was approved unanimously.
 - Joy presented a few suggested changes to the Rules and Regulations. Discussion took place. Tom made a motion to approve the Rules and Regulations as presented, and also including a section about no parking in yard areas. Clayton seconded the motion and the motion carried unanimously.
- V. Other Comments or Concerns
 - A homeowner on Cloverdale was concerned about the parking and traffic behind Juniper Ridge. A board member reached out to the city, to see if they could address it. It has seemed to have gotten better.
 - A clarification question about what needs to go through Architectural Control Committee. Joy explained that ALL exterior changes need to go through ACC approval, this includes changes in the back yard as well.

- We share responsibility of irrigation with American Lutheran Church. Joy will reach out to the church and to Randy or Tom to see if we have a written agreement. If not, she will work on obtaining a written agreement, so everyone is on the same page.
- VI. Adjournment: Jonathan motioned to adjourn the meeting at 7:46, Tom seconded the motion, and the meeting was adjourned by unanimous vote.

Reviewed and submitted by:

Jonathan Phelps – President Dated _____

Lori Sommers – Secretary Dated _____