

North Ridge Meadows HOA meeting

Unapproved minutes

September 29, 2024

In attendance: Rick McGavin, John & Billie Marta, Gates Shaklee, Dustin & Heather Head, Lukus Squires, Susan Spencer, Jesse & Linda Erickson, Jenny Eyler, Ron & Nancy Aden, Resa & Tom Wells, Lydia Suite, Cathleen Derrickson, Charlene Price, Arnie Ostrander and Barbara Balock.

President Ron Aden called the meeting to order at 2:10 PM

Introductions: Arnie Ostrander and Barbara Bolock introduced themselves as the new owners of the house previously owned by Dinah Kennedy.

Homeowners were reminded of the HOA email: nfm.hoa@gmail.com and the website: www.northridgemeadowhoa.com as good ways to get ahold of board members and information. Minutes of the March 23, 2023 meeting were approved. Billie Marta questioned a \$20 loss on the 2023 tax return. It was explained that it has something to do IRS credits. Questions asked about the HOA dues being \$250.00. Ron talked about the issues of Resa getting the HOA books in order and becoming properly licensed with the state and Rick working on clarifying ownership of water rights. There was discussion about the change in HOA dues from \$200.00 to \$250.00 once Scott Manuppella turned the HOA over. It was pointed out that the covenants were never amended to reflect changes agreed upon at previous HOA meetings. Motion to approve minutes – Tom Wells, 2nd – Cathleen Derrickson. Minutes approved.

Treasurer's report: Current bank balance of \$23,393.03. There are a couple of outstanding items to be paid \$9.68 for certified letter to Carl Lange & \$23.85 for printing minutes and other documents for the meeting. Members were told that all financial documents, contracts, etc. were on a table for review. Members were given P&L reports for 2023 and 2024 as well as expenses by vendor for 2023 and 2024. Linda asked a question what is A+ Presentations which is the company that hosts the website, secures the domain name and a secure connection. Steven Korey is the accountant for the HOA. S&E Wards is doing the weed control and pre-emergent spraying. This year it will include the common lot downhill from the Eylers, Wadleys and Ericksons. Glen Wadley has provided access to the lot on the north side of his house. Question raised about the expense of using S&E Wards for maintenance. It was explained that the executive board made the decision to contract it out because of liability to the HOA if a homeowner was providing the service as opposed to a using a licensed and insured company. Lukus had a question on a discrepancy on vendor expenses between the summary and P&L. It was explained that some Resa is working on rectifying it. Motion made to approve financial report – Lukus, second - Linda. Treasurer's report approved.

New business: Proposed budget for 2025 is \$6715.00. Anticipated income for 2025 is \$9000.00. Once expenses are paid there will be approximately a \$2285 surplus. Question about how many shares of Duke ditch we have. We have 4 shares at \$100/share and now have the stock certificate for them.

James suggested the HOA building a small box of irrigation supplies for repair to irrigation. The supply box will be kept in James' storage shed. James will get it together and be reimbursed by HOA. Rick will put a map of the irrigation boxes on the website.

Question about snow removal on the sidewalks. The town ordinance says you have 8 hours after it stops snowing to remove the snow.

John said that some work needs to be done on the Miller ditch box to fix where muskrats have dug underneath it. Water has been stopped but it is temporary and a permanent fix needs to be done this fall. A work group will be put together to for the fix.

Question about paperwork on the Miller ditch. Rick said he has an appointment with an attorney to review the deeds to make sure the ownership is secure. The board decided it would be good to have an attorney on retainer who can handle water issues and other HOA related issues. The retainer will be \$500.00 and will appear on the 2024 P&L.

Proposed restatement of the covenants: Vote on the restatement and amended covenants was 22 in favor and 12 against which made them 2 votes short for approval. The decision to restate and amend the covenants was because of ambiguity and to remove items that no longer apply. A major issue was section 8.4 stating the board could raise annual assessments without approval of the homeowners. A question was raised about the difference between annual assessment and an assessment to repair/replace Miller ditch. A major repair or replacement would be a special assessment requiring the vote of homeowners. There was a concern about annual assessments becoming too high for the aging population of the community. Comments about lack of clarity between annual assessments and special assessments which should be addressed. Concerns about annual assessments being able to cover expenses without dipping into the reserves. It was determined that annual assessments should be raised enough to using reserve funds for HOA expenses to prevent running a deficit but not include special assessments. The members agreed to restating the covenants to read that annual assessments can be raised by a majority vote of the members and proxy votes at the annual HOA meeting. Annual assessments must cover operating expenses. Special assessments can only be assessed by a majority vote of the homeowners.

Another concern was about parking on the street. The street is a public street and the covenants cannot restrict the number of personal work vehicles parked on the street. It should be restated to business related vehicle instead of personal work vehicle. Amend the covenants to read that personal work vehicle will be changed to business related vehicle.

Motion made to accept proposed changes – Michelle, second - Linda. Motion approved.

Question on how many votes per lot. Only 1 vote per lot. Billie said that facility rent went up to \$100.

Proposed to create a directory of HOA that will be mailed via USPS. Motion for HOA directory – Linda, second – Michelle. Motion approved.

Board of directors. It is recommended that there be one carry over board member every year and be added to the covenants. Motions made to retain all current board members agreed to remain for 2025.

Meeting adjourned at 4:00.