

North Ridge Meadows HOA

Minutes from annual meeting Dec 14, 2025

In attendance: Jake Hubbell, Gary Hubbell, Lynda & Butch Smith, Resa & Tom Wells, Nancy & Ron Aden, Rick McGavin, Cathleen Derickson, Lydia Suite, Tom Wells, John & Billie Marta, Bill & Jenny Eyerly, Michelle Hundlay and Larry Spencer.

Meeting called to order at 1:07

Motion to approve 2024 minutes by Michelle & Larry. Minutes approved.

Copies of the amended Covenants and Design Review guidelines were available.

Financial report: Resa did not have one but will send it out with an approval note. Current bank balance is \$25661.79.

Resa signed a maintenance agreement for mowing and weed control in the common lots with Brookstone Outdoor Living for 2026. Weed cutting will cost \$480.00 per mowing and \$500-700 to spray for weeds. Application of pre-emergent in the fall will cost \$1600-2000 depending on mix of chemicals used. There was a complaint that the person hired to do the maintenance for the common lots did not do it and that several of the homeowners cleaned up the common lot below their homes. It was explained that person contracted to do the maintenance failed to come after being called on several occasions.

Resa requested that no trespassing signs be placed in the lots with detention ponds. Some neighborhood kids had made and were using bike jump ramps in one of the detention ponds. A question arose about why they couldn't do that and it was explained it is because of liability to the HOA. Executive board will meet to talk about the matter.

Miller Ditch as discussed again. Johnny brought a drawing showing how the flume is currently set and where it has been set in the past. He is concerned that other people are using the water that belongs to the HOA. This has been an on-going issue for the past few years. Rick explained that our water decree gives us .85 cfs. According to an attorney Rick spoke with Colorado state law allows for 1 cfs per 40 acres. Her comment was that if we have used more in the past, we were probably using water we weren't entitled to. A survey done in 2024 says the HOA is 14 acres.

Rick has looked at replacing the pipe for Miller Ditch. We could apply for a government loan created for ditch companies. The minimum loan amount is \$100,000 with good terms as low as 3.25% for 30 years. A motion was made to form a committee to look at recommendations for the ditch. The motion was approved. The committee consists of Rick, Jake, Gary and Tom.

Executive Board: Ron Aden has resigned as president. Bill Eyerly volunteered to take his place for a term. Rick remains as VP and Resa will continue as secretary/treasurer. Resa asked if anyone would take on the role of secretary and no one volunteered.

The Design Review committee has 2 new members. They are Michelle and Cathleen with Glen Wadley remaining on the board.

The annual assessment for \$200 HOA dues and \$50 irrigation maintenance will remain the same for 2026.

Meeting adjourned at 2:30