

Minutes of  
**Northridge Estates HOA Annual Meeting**  
Wednesday, July 12<sup>th</sup>.

The annual picnic and meeting of the Northridge Estate Property Owner's Association was held on July 12, 2019 at 7 p.m. at 3325 Star Court. The meeting was called to order at 6:52 by board President, Randal Reed.

Present: A sign-in sheet of those property owners is attached.

**1. Introduction and words of appreciation:**

- The Phelps and Gustavon families were thanked for sharing their yard for the picnic.
- Board members Jeff Hanson and Chuck Pabst were thanked for their service, as they are no longer on the board.
- A new PA system had been purchased by Randal with HOA funds (approved in a previous HOA meeting) and was being tried out for the first time. The system was a success and everyone was able to hear what was being said.
- Picnic signs had been purchased (approved in a previous HOA meeting), also by Randal, and were noted to be quite effective as reminders for the event.

**2. Board members read and approved.**

- Randal Reed, President. Andrea Tilford, Treasurer. Tom Mohar, chair.
- Kirsta Jacobs and Kari Phelps had been co-chairing as board members. Randal nominated Kirsta as secretary, that was seconded by Dave Baldwin.
- Kari Phelps nominated Justin Howell as board member in her place. Keith Mottram seconded.
- Jaye Sarapata was nominated as Filing 2 chair member. Cheryl Mohar seconded.

**3. Introduction of Architectural committee**

- A committee of 3 members was proposed to be established to oversee architectural requests in the neighborhood.
- Nominated and seconded were:
  - o Tom Dixon
  - o Dave Baldwin
  - o Bill Feely

**4. Old Business**

- Plant new natural grasses by the Northridge entrance sign
- Uplighting on sign to be installed by Randal Reed

**5. Minutes of 2018 meeting**

- The minutes of 2018 were read by Andrea Tilford. Darrin Starr motioned, Andy Eliopolis seconded.

## **6. Irrigation and Treasury report, by Chuck Pabst**

- Accounts are healthy. Northridge HOA has \$40,429.27 in the account. Chuck dissolved a CD of \$30,000 in preparation for moving bank accounts, which had previously been under his name. New accounts will not be under anyone's private account.
- Last year the HOA spent \$2,100.00 on cleaning out ditches.
- Proposal of a reservoir tank so the Shavers can have consistent water

## **7. Gift Card Raffle**

- Jim Scheidt - \$100.00 Target card
- Andy Eliopolis - \$100.00 Home Depot card
- Kat Mayer - \$150.00 City Market card

## **8. Reminder of Covenant Enforcement**

- Randy will be sending out reminders when issues come up.
- There were some questions raised about car parking – how long can the car be parked? How often does it have to move? What counts as storage? Members were reminded that the subdivision falls under city codes as well as our own by-laws, so if there are violations that are not resolved with the HOA we can seek further repercussion with city code officials.

## **9. Conclusion**

- 7:33 p.m. Randal Reed called the HOA meeting to conclusion.
- Juniper Ridge and District 51 members introduced for their portion of the evening.

## **10. Juniper Ridge**

- Introduction of special guests:
  - Andrea Heitz, Juniper Ridge Board Member
  - John Williams, District 51 representative
  - Phil Onophreo, Chief Operations office at District 51
  - Eric Nielson
- Phil Ophreno gave an update on right-of-way access to Juniper Ridge. The school had filed with the city to condemn the right-of-way street at the retirement home on 7<sup>th</sup>. Once that condemnation clears the road can be developed for the school. Meanwhile, they are continuing to move forward with the anticipated start date of September 1<sup>st</sup>.
- The existing entrance road to Juniper Ridge, a gravel construction access road from the corner of Kingswood Drive and Cloverdale Court, will be closed. This is not an access road for parents, and the school will make sure that is clear with Juniper Ridge parents.