

**Northridge at Prairie Falls Board Meeting - Minutes
April 12, 2023**

Meeting called to order at: 6:14 PM by Jerry

President: Jerry Helmick

Vice President: Justin Hancock

Treasurer: Leonard Lujan

Secretary: Jenny Arnold

Board Members: Bill Grider
Marvin Arnold

Excell Rep: Deanne Hughes

Home Owners: Michelle Genet
Pete Lindahl
Krysta Ficca

Reading of Prior Minutes: There were none.

Treasurer's Report: Financials - Approved by Jerry 2nd by Bill

OLD BUSINESS:

2023 Dues Notice - Final Notice Sent Out 3/15/23

Three judgments to send out.

3300 Ping - 365 Tiger - 3795 N Graphite

700 Tiger is already in place.

Possibly 2 more. 367 Ping & 3740 N Graphite

Outstanding Dues from 2023 = 9

Outstanding Dues from previous years through 2022 = 8

Properties with NO Liens Not Making Payments = 1

Liens Placed on Properties = 6

Properties with Liens only Making Payments = 0

Properties with Liens only NOT Making Payments = 5

Judgements on Outstanding Dues NOT Making Payments = 1

Judgments on Outstanding Dues Making Payments = 0

New Business:

It was agreed on that the fence on Idaho St. needs to be power washed with Mold treatment and limbs trimmed that are growing through the fence. The owners of the houses need to be notified as of the date so the company doing The work can access their back yard to trim the limbs growing through the fence and wash that side of the fence. There will be a charge to the homeowner for this service and they will be advised of this so they can have the opportunity to do the work themselves. Several ways to notify them were discussed and it will be handled when the time to hire a company (that has its own water tanks) has been decided and a date for the work confirmed.

Communications with 540 Tiger has been ongoing for several years with no resolution to their delinquent violations. Notifications, letters and certified mail have been sent which the homeowner has received at the post office and is denying receiving them. The HOA has been more than lenient in this matter for too long. The Board is in agreement that further action needs to take place.

The new updated CCR's will be sent out to all homeowners with a cover letter Explaining the process and encouraging the homeowners to participate in the HOA meetings and to consider the perks of being an active board member. A stamped envelope for their proxy response will be included. There needs to be 70% yes for the CCR's to be approved. Jerry will write the cover letter and get them mailed.

It was a concern of a visiting homeowner that the prize money for the contests is too much in lue of the results and that the same people win every year. It was discussed and it seems others feel that way too. We will try to think of new ideas to encourage neighborhood participation and different types of contests in the future. Prize money is a motivator and may or may not be changed.

Meeting Adjourned at: 7:20 pm Motion – Jerry 1st – Bill 2nd - Leonard

Next Meeting scheduled for: May 10, 2023

Reminder that no HOA meeting will be held
June, July or August