

Northridge at Prairie Falls Board Meeting — Minutes
March 9, 2022

Meeting called to order at: 6:05 PM by Leonard 2nd Marvin

President: Jerry Helmick

Vice President: Justin Hancock

Treasurer: Leonard Lujan

Secretary: Jenny Arnold

Board Members Bill Grider
Marvin Arnold

Excell Rep: Deanne Hughes

Homeowners: Bruce Kelly

Reading of Prior Minutes: Nov. 9, 2022 Approved - Bill - 2nd Justin

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

OLD BUSINESS:

Liens placed on Properties - 7

Properties with liens only making payments - 0

Properties with liens only not making payments - 3

Judgments on outstanding dues not making payments - 3

Judgments on outstanding dues making payments - 0

Sprinklers will be turned on in May 2022.

Two new trees will be planted in the spring.

Updating draft of CCR's are being completed by the lawyer and will be sent to the board Members via email as soon as finished

NEW BUSINESS:

Jennifer Cardinas will be assisting Deanna in doing surveillance of neighborhoods for Non compliance of CC&R's.

Building Grounds quotes discussed and agreed to keep the current company though it is \$10.00 higher than another unknown company.

Expectations on the desired upkeep and trimming of the properties from fence to curb will be addressed with the grounds company.

Spring Newsletter must be mailed by March 15 in time to announce the AGM meeting For May 11, 2022 at 6:30. Bill will be getting approval from Library to have the meeting there.

The summer yard contest will be announced in the spring newsletter.

The Airbnb regulations were discussed and the CCR's allows no less than a 30 day occupancy but the city is allowing tenancy of any amount of time. This needs to be Researched to determine if city ordinances supersedes our CC&R's.

Backyard sheds are to not block the view of the golf course.

Leonard volunteered to be the second person on the Library permission request for the Library meeting room to be unlocked. Bill is also on the library list.

Several judgements are to issued this month;

3660 Graphite (a lien is in place now)

365 Tiger Ave. Widowed but still in the home and has not paid dues.

3300 Ping Ave. Car has been removed from property but 1 year over due in fines.

3785 Walrus Ct.

Bruce asked about information on the Golf Course. Expansion and club house.

Bill reported he is inquiring about having a new roof put on and he will send pertinent information to Deanna for approval.

Meeting Adjourned at: 7:05 PM Motion by 2nd

Next meeting scheduled for: 4-13-2022 at Post Falls Library

