

Northridge at Prairie Falls Board Meeting - Minutes

October 12, 2022 - Post Falls Library

Meeting called to order at: 6:02 pm by Jerry 2nd Bill

President: Jerry Helmick

Treasurer: Leonard Lujan

Secretary: Jenny Arnold

Board members : Bill Grider

Marvin Arnold

Ex-cell Rep: Deanna Hughes

Homeowners:

Reading of prior minutes: September 14, 2022 Approved - Leonard 2nd

Treasure's Report: Financials' - Approved – Jerry 2nd Leonard

President's Report: Jerry

Old Business:

Outstanding Dues from Previous Years Through 2022 = 11

Liens placed on Properties = 10

Properties with liens only making payments = 2

Properties with liens only not making payments = 46

Judgments on outstanding dues not making payments = 2

Judgments on outstanding dues making payments = 0

1. Deanna checked on the deed for 365 Tiger Ave. The residents **are** the owner on the warranty deed. They are responsible for the outstanding amount of \$4250.41. Deanna will continue to reach out to them by mail addressed to the current name on the deed and not the previous owner. She may also leave a note on the door to contact her.

If they respond, an offer will be presented to either make the payment of the amount due in full or to agree in writing that they will make payments regularly, on time and consistently until 75% is paid and then the remaining 25% will be forgiven. If there is no response, further legal options will be presented to the board for discussion.

2. It was decided that no street outlet signs are needed now that the roundabout on Prairie Road is complete, and the turnaround traffic has subsided.

3. CCR's have been changed and a copy will be emailed to board members for review and approval. We will discuss and vote on this at our next meeting.
4. Jerry approved the Fall 2022 Newsletter.

New Business:

1. Dues will be increased \$15.00 annually, starting in 2023 due to the inflated cost of services, supplies and expenses incurred by the HOA in this economy.
Approved by Jerry - 2nd – Leonard.
2. Winners of the Halloween yard decorating contest will be gift cards in the amount of; *1st prize \$200.00 2nd prize \$150.00 3rd prize \$75.00.*
People with outstanding monies owed are not allowed to participate.
Leonard will be purchasing the gift cards.
3. Flyers will be placed on the mailboxes as a reminder of the upcoming contest.
4. Deanna will talk to the landscapers about trimming the trees and bushes around the sign on the corner of Tiger and Idaho St. and see if we can put in an industrial looking solar up light to illuminate the sign at night.
5. The fence along Idaho Street is in need of washing and we will address the solution in the spring. The homeowner's side is also in need of washing so the mold won't spread to the front of the fence as fast.
6. The Golf club is not liable for damage to homes from careless golfers whose golf balls hit homes, windows, cars or fences. The HOA is also not liable for the damage done by the golfers.
7. Jerry brought up the offense of breaking the bylaws 2.2. Having farm animals (chickens) on the resident's property is not allowed. He hears chickens and thinks he knows what house they are coming from and will supply Deanna with the address so it can be handled appropriately.
8. Leonard remarked about the skate boarder the is carless about riding in the street and has come close to getting hit by cars.

Meeting adjourned at: 7:35pm Motion – Jerry 2nd Justin
Next meeting scheduled for: 11-9-2022 Post Falls Library