

Unapproved Minutes of  
Northridge Estates HOA Board Meeting  
January 29, 2025

The Board Meeting of Northridge Estates HOA was held at @ 3325 Star Court, Grand Junction, CO 81506.

Meeting was called to order by Board President Jonathan Phelps at 6:10 p.m.

Present: Jonathan Phelps President, Clayton Smith Vice President, Lori A. Sommers Secretary, Omar Richardson Board Member, Joy Zeller HOA Manager, and Sara Hermundstad Guest.

1. Introduction of New Board Member:
  - The Board welcomed Omar Richardson who will sit on the Board.
2. Review and Approval of Meeting Minutes for September 25, 2024:
  - Motion to approve by Clayton Smith, seconded by Jonathan Phelps, all were in favor.
3. Manager's Report:
  - Joy provided the P&L Statement for January-December 2024 which was reviewed. Total Account Balance is \$25,909.16. All assessments are paid except for one.
  - Violations: Joy reports there were 49 recorded violations with 40 resolved.
4. Homeowner requests:
  - One member of the ACC Committee requests that the Covenants "flex" on materials for roofing, possibly considering metal roofs.
  - One homeowner is requesting that we review and change rules to allow trailers in driveways.
  - It was decided to further consider how to address these requests with possibly doing an interest survey and/or putting issues like this on a ballot which will be provided to the Homeowners interim, or when Covenants and Bylaws are reviewed and presented for Homeowner's approval.
5. Governing Documents Updates:
  - Sara as well as Joy gave the Board helpful input on things to consider when revising the Governing Documents. Much discussion regarding CCIOA (Colorado Common Interest Ownership Act) regarding compliance and how much of the provisions we will want to adopt. Joy will be educating us all further on these Provisions.
  - Proposals from attorneys were presented and discussed. Johnathan and Sara visited with a local attorney giving the Board information that they had. They will interview him further and obtain a financial proposal from him which the Board will be provided with. The Board will vote at the next meeting and get this initiated as the hope is to have it prepared and ready to present to the Homeowners at the next Annual Meeting in June of 2025.

6. Irrigation:

- The topic of Reserve Study or Prudent Reserve for set aside funds was briefly discussed especially regarding the Irrigation System.
- Joy mentioned that a Reserve Study could be pretty costly but that it might be beneficial to speak with a Contractor regarding anticipated repairs or maintenance needed in the future to help the Board determine how to address this financially. Joy will do a Spring Walk and Talk in the neighborhood with the Irrigation Committee to further educate herself on the System.

Meeting was adjourned at 7:50 p.m.

Reviewed and submitted by:

1. \_\_\_\_\_  
Johnathan Phelps-President  
\_\_\_\_\_ Dated
  
2. \_\_\_\_\_  
Lori A. Sommers-Secretary  
\_\_\_\_\_ Dated