

Minutes of  
Northridge Estates HOA Board Meeting

The Board Meeting of Northridge Estates HOA was held on January 31, 2024 at 3344 Northridge Drive, Grand Junction, CO 81506.

Meeting was called to order by Board President Justin Howell at 6:30 pm.

Present: Justin Howell President, Jonathan Phelps Vice President, Lori A. Sommers Secretary, Carol Sherman Treasurer, Clayton Smith Director, Adam Whitman Director, Chad Herbranson Director, Andy Eliopulos Director, and Tom Dixon Director.

Absent: Tom Mohar and Jaye Sarapata.

1. New Board Member Tom Dixon Voted in as Director, Filing 1:
  - Motion to Nominate Tom Dixon to be appointed to the Board was made by Justin Howell, seconded by Adam Whitman, all were in favor.
2. Approval of Minutes of Board Meeting 10/17/2023
3. Report on New Management Company Western Slope HOA Management, LLC (W.S. HOA) by Carol Sherman:
  - Carol reports there have been issues with the flash drive that holds the most recent financial information and Tracey Heritage of W.S. HOA is working on getting our account set up in QuickBooks Online.
  - Carol will have the HOA mail forwarded to Tracey and Tracey's Assistant will be checking the HOA's P.O. Box.
  - Tracy is working on a Directory of all of the current Homeowners in the Subdivision which Carol will distribute to the HOA Board.
  - Tracey will be sending out an Introductory letter to all Homeowners.
  - Tracey is currently working on building and linking a website for our HOA.
4. Treasurer's Report by Carol Sherman, Treasurer:
  - Due to the difficulty with the data to date, there is no definite figure of balance but Carol reports it is approximately \$50,000.00. Carol Sherman will have financial reports ready to be presented at the Board Meeting on 3/6/2024.
  - Carol reports that there are seven to eight members who are not up-to-date with their membership dues and she will have Tracey follow up on this sending out notices.
5. Discussion regarding Covenant non-compliance reporting and follow up:
  - Board Members will police the subdivision and report covenant violations.
  - Clayton Smith will create a Google Docs Spread Sheet to record the information and all Board Members will be notified when there is a report. Two to three Board Members will investigate the reported violation and indicate that on the Spread Sheet.
  - Tom Dixon will submit the reported violations to Tracey Heritage of W.S. HOA who will send out a letter to the Homeowner.

6. Irrigation System Updates Report by Justin Howell:
  - Bids were in and received from Wiseland Construction and Excavation for the amount of \$21, 740.00, and from T&S Landscape, Inc. for the amount of \$25,504.00. Motion for votes on the Bid by Andy Eliopulos, seconded by Tom Dixon. Wiseland Construction was awarded the job with a \$5,00.00 Contingency added for reserve; all were in favor, none opposed.
  - Job Schedule: Project starts on March 1, 2024. Water turned on by March 15, 2024. Re-set of landscaping, concrete and fencing to be completed by April 1, 2024. See Binder for copy of Scope of Work.
  - Justin Howell and Tom Dixon will visit with Homeowners who will be affected by the project.
  - Irrigation Committee Members were reviewed and will be: Andy Eliopulos, Randall Reed, Darren Starr, Dave Baldwin, Tom Mohar and Danny Fedirko. Andy and Randall will be Emergency Contacts.
  
7. Newsletter:
  - Lori Sommers will work on a Newsletter to be distributed to the Homeowners to update them on the new HOA Management Company, reminders of covenants, irrigation updates, and other topics chosen by Board Members. Lori and Chad Herbranson will deliver the Newsletter to Homeowners.
  
8. Next Board Meeting:
  - To be held 3/6/2024 @ Johathan Phelp's home @ 3325 Star Ct.

Meeting was adjourned at 7:50 p.m.