

Minutes of

Northridge Estates HOA Board Meeting (Unapproved)

The Board Meeting of Northridge Estates HOA was held on July 9, 2024 @ 3325 Star Court, Grand Junction, CO 81506.

Present: Jonathan Phelps President, Lori A. Sommers Board Secretary, Carol Sherman outgoing Board Treasurer, Adam Whitman incoming Board Treasurer, Tom Dixon, Director.

Also in attendance was Joy Zeller, Northridge HOA Manager.

Absent: Clayton Smith – incoming Vice President, Andy Eliopoulos, and Chad Herbranson.

Resignation tendered by Board Member Jaye Serapata was reported by Carol.

- I. Call to order: Meeting was called to order by new Board President Jonathan Phelps @ 6:10 pm.
- II. Approval of Minutes of Board Meeting June 5, 2024:
 - Motion to Approve by Carol, seconded by Adam. All were in favor.
- III. Roll Call: Sign in sheet was passed.
- IV. 2025 Proposed Budget Approved:
 - Budget for 2025 was presented by Joy with Total Income as \$14,600.00, Total Budgeted Expenses at \$14,600.00 with a Net Income of -0-. Discussion took place regarding the fact that this is the first Budget with the new Board and New HOA Manager and these numbers may change as we move forward due to unforeseen under or over expenses. Motion to approve by Adam, seconded by Jonathan. All were in favor.
- V. Financial Report:
 - The next Financial Report will be presented by Joy at the next Board Meeting. Recent payables since last report put the Bank balance at approximately \$24,000.00.
- VI. Northridge Estates Website (<https://www.northridgehoa.org/>):
 - Joy has secured this URL for the website and has loaded links and documents, as well as other upgrades. Looks Nice!
- VII. Governing Documents:
 - Discussion took place regarding the information presented by Joy detailing three Attorneys that she researched with fees and proposals.
 - Joy presented the 9 Policies that she created to show the Board as an example of what ours may look like when created, as well as an explanation of the requirements of The Colorado Common Interest Ownership Act (CCIOA).

- Also presented by Joy was a *Rules and Regulations for Northridge Estates and Homeowners Association* document which she created to show the Board as an example of what ours may look like when created.
- Discussion took place on how the Board would like to move forward to address these documents as well as updating the Covenants, By-Laws, and other documents that will need to be addressed and/or created.
- Jonathan made a motion that the Rules and Regulation document be addressed and revised at this meeting with Board approval which was seconded by Adam. Jonathan also made a motion for Joy to create and revise the Nine Policies which was seconded by Lori. All were in favor. The question was presented to Joy asking if she had ever provided these aforementioned documents for an HOA in the past to which she stated she has.
- Decision regarding moving further with decision-making regarding updating the Covenants, By-Laws, and other documents that will need to be addressed and/or created using Joy or a Legal Service was postponed until the next Board meeting.

Meeting was adjourned at 8:15 p.m.

Reviewed and Submitted by:

_____	_____
Jonathan Phelps – President	Dated
_____	_____
Lori Sommers – Secretary	Dated

