

Minutes of
Northridge Estates HOA Board Meeting
March 13, 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 6:04 p.m.

Present: Jonathan Phelps President, Clayton Smith Vice President, Lori A. Sommers Secretary, Adam Whitman Treasurer, Omar Richardson Board Member, and Joy Zeller HOA Manager

1. Review and Approval of Meeting Minutes for February 20, 2025:
 - Corrections needed were documented, minutes were approved.

2. Financials:
 - Adam reported an ending balance of \$24,011.36. Expenditures were \$35.00 for Quick Books and \$18.63 for the P.O. Box.

3. Governing Documents Updates:
 - The Board narrowed down choices of agencies to two and a motion was made to vote on who we will use for updating the Governing Documents by Lori, seconded by Adam. All were in favor with the exception of Adam who stated he was abstaining from the vote. The Attorney who was chosen is J.R. Davis of Davis Law Group. Jonathan will follow up with Mr. Davis to commence the project and report further updates to the Board at the next Board Meeting.

4. Reserve Fund:
 - There was much discussion regarding the need for a Reserve Fund for unexpected issues with the subdivision as it is felt we currently do not have enough funds to address any more than minor needs or issues with the main concern being financial needs for updates, repairs, and maintenance of the irrigation system.
 - Suggestions presented were to determine if it would be prudent to increase annual homeowner's dues verses look at a separate amount, and whether or not this would be a one-time assessment or an ongoing assessment.
 - Joy will contact Wiseland Construction who performed work on the irrigation system last year to do a "walk around" to help the Board understand current issues and to assist us in gaining an idea of what may be needed in the future as far as repairs and maintenance. This will help with the determination of what will be needed for the Reserve Fund.
 - When there has been a determination of how we will go about obtaining a Reserve Fund Joy will guide us on how to present this to the Homeowners and when.
 - Meeting was adjourned at 7: 40 p.m.

Reviewed and submitted by:

1. _____	_____
Johnathan Phelps-President	Dated
2. _____	_____

Lori A. Sommers-Secretary

Dated