

**Northridge Estates HOA Annual Membership Meeting Minutes
(Unapproved)
June 26, 2024**

The Annual membership meeting of Northridge Estates HOA was held on June 26, 2024 @ 3325 Star Ct, Grand Junction, CO 81506

Meeting Called to Order at 6:32 pm

Attendance: See recorded sign-in sheet

Ute Water: Ute Water provided a handout with recommended watering times

Review and Approval of 2023 Meeting Minutes: The previous year's annual meeting minutes were reviewed by the homeowners. Darren S motioned to approve, Eric G seconded the motion, and the motion was approved unanimously.

Irrigation Work Update: Justin H (president) gave an update on the irrigation work that has been done

- There has been a lot of sediment that has built up in the system and areas that have never been jetted out.
- The HOA estimated that the first part of the improvements to improve irrigation water access would cost about \$25,000, and we stayed under budget for the project.
 - Added valve on the district property to allow us to purge the system.
 - Added zone valves to turn on/off sections of the irrigation when needed.
 - Added multiple clean-outs.
 - This is not a one-time fix and then done. We will need to continue to make improvements.
- Darren (Irrigation Committee) mentioned that we have had a lot of breaks at individual owner valves. This is likely due to not winterizing correctly. Owners need to open their valve slightly (1/4 turn) after blowing out their system to prevent a break. Joy will help communicate this in the fall seasons.

Financial Report: Justin reviewed the 2023 End-of-Year Profit and Loss Report, as well as the 2024 financial update.

New Management Company: Justin explained that the prior property management company had to resign due to some health issues. The board has hired Divergent Properties, LLC (Joy Zeller) as the new HOA manager. Justin introduced Joy and she presented to the membership:

- Her role is to help Northridge continue to be a great community, as well as manage finances, governing documents and CCIOA requirements, violation, and protect property values.
 - Our covenants and bylaws haven't been updated since 1996 and 1997
 - We are missing 9 required policies
 - HOA Education is on our website
 - We have a new website url: <https://NorthridgeHOA.org>

Board Member Positions: Justin explained the board positions.

- In the past we have struggled to have enough board members, but currently we have great involvement from the community and have too many (10, instead of the prescribed 7).
- Justin, Carol, & Jaye are stepping down, so we have the correct number of board members.
- We still don't have the correct number of members from each filing, but we are close.
- Sarah H motioned to approve the 7 current board members: Jonathan P, Lori S, Chad H, B. Adam W, Tom, D, Andy E, and Clayton S. Eric G. seconded the motion, and the motion was approved unanimously.
- Johnathan (Vice President and upcoming President) introduced himself and spoke to the members.

Additional Comments or Concerns: None

Adjournment: Having no other business, the meeting was adjourned at 7:48 pm

Presented by Joy Zeller – Manager of Northridge Estates HOA

Reviewed and Submitted by:

President – Johnathan Phelps

Dated

Secretary - Lori Sommers

Dated