

**Northridge Estates HOA Annual Membership Meeting Minutes**  
**June 18, 2026**

The Annual membership meeting of Northridge Estates HOA was held on June 18, 2026 @ 3325 Star Ct, Grand Junction, CO 81506

**Meeting Called to Order** at 7:00 pm

**Attendance:** See recorded sign-in sheet

**Review and Approval of 2025 Meeting Minutes:** The previous year's annual meeting minutes were reviewed by the homeowners. Karl C motioned to approve, Darren S seconded the motion, and the motion was approved.

**Irrigation Work Update:** President Jonathan gave an update on the irrigation work that has been done on the south side of the subdivision. We have installed multiple air vents and clean-outs and have seen some improvements, but recently there has been a decrease in pressure again. The HOA will continue to work toward better service, but we are dealing with a dramatic elevation drop, old lines, sharp turns in the lines, tight spaces in backyards, and tree roots. Darren S reminded owners of the importance of cracking their main shut-offs after their system has been blown out to help prevent breaks due to water freezing.

**Financial Report & 2027 Budget:**

Jonathan presented the financial report and reported a current account balance of \$21,330.19.

Discussion took place about the possibility of increasing annual assessments beyond the Board's standard 10% authority next year (2028) to build a stronger reserve fund. Over the past three to four years, the HOA has incurred approximately \$30,000 in irrigation maintenance expenses, which has significantly reduced the HOA's reserve. It was explained that special assessments and loans are less desirable options for addressing future funding needs.

The 2027 budget was presented and ratified. The approved budget includes a \$15 annual increase in assessments, with the additional revenue designated for a new reserve funding line item.

**Board Positions:**

There were four board positions up for re-election. Eddie G, Jitka N S, Judy A, and Victoria H were all willing to continue to serve on the board. Darrel S motioned to vote all four individuals in as board members. David A seconded the motion and the motion carried.

**HOA Education:** Manager Joy explained that each year HOAs are required to provide the opportunity for member education. Members can go to <https://altitude.law/events/> to access free weekly online classes

**Other Topics of Discussion or Concern:** None

**Adjournment:** Mark S motioned to adjourn the meeting at 7:35 pm. David A seconded the motion and the meeting was adjourned.

Reviewed and approved at the \_\_\_\_\_, 2027 Annual Membership Meeting:

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President –

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Secretary –