

Minutes of  
Northridge Estates HOA Board Meeting

The Board Meeting of Northridge Estates HOA was held on June 5, 2024 @ 237 Music Lane, Grand Junction, CO 81506.

Present: Justin Howell President, Jonathan Phelps Vice President, Lori A. Sommers Board Secretary, Carol Sherman Board Treasurer, Clayton Smith Director, Adam Whiteman, Director.

Also in attendance was Joy Zeller with Divergent Properties HOA Management.


Absent: Chad Herbranson, Tom Dixon, and Jaye Sarapata.

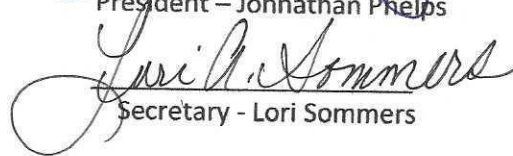
- I. Call to order: Meeting was called to order by Board President Justin Howell at 6:40 p.m.
- II. Approval of Minutes of Board Meeting May 13, 2024.
- III. Roll Call: Sign in sheet was passed around.
- IV. Meet and Greet with Joy Zeller of Divergent Properties HOA Management Company:
  - o Joy presented her prospective role as Agent for Managing Northridge HOA with highlights of her experience, knowledge, and vision for Management of Northridge HOA.
  - o HOA Board presented their expectations and concerns, as well as questions to Joy.
  - o Joy proposed a fee of \$500.00 per month for the first 12 months and then a decrease to \$400.00 per month commencing the 13<sup>th</sup> month and moving forward as well as \$1,000.00 Onboarding fee. Joy also proposed working with the Board to get CCRs and By-Laws up-to-date for a fee of \$50.00 per hour.
- V. Board discussion regarding decision on Hiring HOA Management Company:
  - o The Board was pleased with the presentation and what Joy Zeller proposed as an Agent of the HOA Management Company.
  - o Justin made a motion to hire Joy Zeller dba Divergent Properties as our new HOA Management Company, Adam seconded the motion, all were in favor.
  - o Joy will be notified and asked to submit a Contract with Onboarding discussion to follow.
- VI. Treasurer's Report:
  - o Carol reports that Invoices for Annual Dues have gone out with an expectation of receiving \$14,000.00 for dues. This amount does not include the past due amounts from previous years.
  - o Carol reports current balance of \$46,489.79 with all payables current with the exception of amount due to Wiseland Construction for completion of Irrigation work that Justin reports to be total amount due of \$24,505.00.

- VII. Discussion regarding Resignation/Removal of Board Members:
- The Board expressed a desire to keep positions open for those who may want to serve on the board as well as removal of those who do not participate or show an interest.
  - Motion was made by Lori to remove an individual who attended one meeting but has not attended meetings for almost one year and/or communicated with any member of the Board during that time. Motion was Seconded by Justin; vote was taken and all were in favor of removing that individual as a Board member.
- VIII. Newsletter:
- Jonathan created a Newsletter to inform Homeowners of updates as well as a reminder and invitation to the upcoming Annual Picnic. Board Members will pass these out to the neighborhood.
- IX. Next Board Meeting will be determined at the Annual Meeting on June 26, 2024.

Meeting was adjourned at 8:24 p.m.

Reviewed and Submitted by:

  
President – Johnathan Phelps      7/9/24  
Dated

  
Secretary - Lori Sommers      7/9/24  
Dated