

Minutes of
Northridge Estates HOA Board Meeting
February 20, 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 6:08 p.m.

Present: Jonathan Phelps President, Lori A. Sommers Secretary, Adam Whitman Treasurer, Omar Richardson Board Member, and Sara Hermundstad Guest.

1. Approval of Minutes for last meeting on January 29, 2025.
 - Minutes were approved with one correction needed in documentation of those present.
2. Financial Report given by Adam Whitman Treasurer:
 - Current Balance is \$25,066.16, with deposit of \$745.00 and withdrawals of \$35.00 for QuickBooks and \$44.00 to Department of Regulatory Agencies (all for January).
 - Jonathan asked for a report of expenditures for 2024 which Adam will obtain and have at next meeting.
3. Decision Regarding CCRs rewrite and review of current proposals:
 - All proposals submitted were reviewed and discussed. Board members shared an interest in using a local firm as opposed to one not located in Grand Junction for cost effectiveness as well as availability.
 - Sara and Jonathan shared information they had secured from two local Attorneys since our last Board Meeting. Motion was made by Omar for Jonathan to do an interview with an Attorney who showed interest and bring that information to the next Board Meeting- motion seconded by Adam.
 - There was more discussion with helpful information from Sara regarding the choice to or not to adopt Colorado Common Interest Ownership Act (CCIOA) rules and regulations as she has been involved in this recently and has previous experience with many years serving on the Northridge Estates Board. Her recommendation was that when we have made the choice of who we will use to first ask for a "Review" of our documents to help determine what we will and will not need.
4. Question of whether to have Joy send out a survey to homeowners regarding changing the rules to allow trailers in driveways as per one Homeowner's request:
 - The Board discussed the Pros and Cons of making this change with motion made by Jonathan to not address this at this time - seconded by Adam.
5. Question about changing Rules and Regulations to address volunteer trees:
 - The Board agreed to table this for a future meeting.

6. Irrigation System:

- Jonathan reports that the Canal will have water by March 29th and the laterals will have water April 6th or 7th this year. Clayton will be contacting the Irrigation Committee regarding needed repairs and anticipated costs for issues and supplies.

7. Reserve Fund:


- Sara expressed to the Board the need for having a Reserve Fund and discussion ensued regarding methods of obtaining those funds. This will be placed on the agenda for the next Board Meeting.

8. Air BNBs and VRBOs:

- Adam brought up the issue of whether we want to address having these types of rentals in the Subdivision especially when looking at rewriting CCRs. Pros and Cons were discussed with no decision for or against being made at this time. Discussion was tabled for now.

Motion made to Adjourn Meeting @ 7:50 was made by Jonathan- seconded by Adam.

Reviewed and submitted by:


Jonathan Phelps (Mar 18, 2025 08:27 CDT)

Johnathan Phelps-President


Lori Sommers (Mar 24, 2025 20:44 MDT)

Lori A. Sommers-Secretary










2.20.2025 Meeting Minutes

Final Audit Report

2025-03-25

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