

Minutes of Northridge Estates HOA Board Meeting

The Board Meeting of Northridge Estates HOA was held on March 3, 2024 at 3325 Star Ct, Grand Junction, CO 81506.

Meeting was called to order by Board President Justin Howell at 6:30 pm.

Present: Justin Howell President, Jonathan Phelps Vice President, Carol Sherman Treasurer, Lori A. Sommers Secretary, Clayton Smith Director, Adam Whitman Director, Andy Eliopoulos Director, Tom Dixon Director, and Jaye Sarapata, Director. Also in attendance was Aaron Shrader Assistant for Western Slope HOA (WSHOA) Management.

Absent: Tom Mohar and Chad Herbranson.

1. Approval of Minutes of Board Meeting January 1, 2024.
2. Financial Report by Aaron Shrader of WSHOA:
 - Aaron reports that due to problems with his laptop has had not been able to produce a report. He estimates he will have a report by end of the week March 8, 2024. Aaron states there have been no bank statements and that he has not been able to access them online.
3. Report on Homeowner Dues and Fees:
 - Aaron states he is currently working with Carol Sherman to obtain amounts for Homeowner Dues and Fees and will be sending out letters to the homeowners who are delinquent. One homeowner who is in the rears for many months will be receiving a registered letter in an attempt to discuss and remedy the situation.
4. Report on Rezoning of 631 26.5 Rd:
 - Tom Dixon states he was unable to make the meeting at the church but is keeping tabs on what is happening. As they move closer to the taking of comments on the Rezone, he will let the Board know.
5. Discussion regarding Covenant non-compliance reporting and follow up:
 - Clayton Smith has created and distributed a Google Docs Spread Sheet to Board Members as well as Aaron of WSHOA for recording of Covenant Violations.
 - Board Members will police the subdivision and report covenant violations by March 15, 2024 (and then ongoing).
 - Aaron of WSHOA who has access to the Google Docs Spread Sheet will address the complaints and start sending out letters to Homeowners; he will keep the Board informed as to the processes he has taken.

6. Irrigation System Updates Report by Justin Howell:
 - The construction process will begin on March 18, 2024. Justin expressed he will stress to Wiseland Construction the desire to have things completed to the point that water can be turned on by April 1, 2024.

7. Next Board Meeting:
 - To be held April 10, 2024 6:30 p.m. @ Johathan Phelp's home 3325 Star Ct.

Meeting was adjourned at 7:50 p.m.

Lori A. Sommers_3/6/2024