

**Northridge Estates HOA Annual Membership Meeting Minutes
(Unapproved)
June 24, 2025**

The Annual membership meeting of Northridge Estates HOA was held on June 24, 2025 @ 3325 Star Ct, Grand Junction, CO 81506

Meeting Called to Order at 6:31 pm

Attendance: See recorded sign-in sheet

Review and Approval of 2024 Meeting Minutes: The previous year's annual meeting minutes were reviewed by the homeowners. Darren S motioned to approve, Dave B seconded the motion, and the motion was approved.

Irrigation Work Update: President Jonathan gave an update on the irrigation work that has been done, as well as the future plans to install another clean-out on Music Lane. The HOA is also going to get on a routine jetting schedule to help keep the irrigation lines clean. Susie, at 361 Music Lane mentioned that their system still shuts down sometimes for lack of pressure.

Board Introductions: President Jonathan introduced the board of directors for Northridge Estates HOA.

Architectural Control Committee: President Jonathan introduced the current two members of the ACC and told the members that if anyone is interested in serving on the ACC, to please contact the HOA via email.

Financial Report & 2026 Budget:

Treasurer B. Adam gave a financial report. The current account balance was \$22,238.80. We will likely spend all of our Common Element Maintenance budget of \$2,000 because of the new clean-out on Music Lane (\$1,500), as well as having Davis Law update our 3 main governing documents this year.

The 2026 proposed budget was presented and ratified.

Governing Documents: President Jonathan explained that last year the board drafted and approved 9 required policies, as well as Rules & Regulations. There are still 3 additional documents that need to be updated: Declaration of Covenants, Bylaws, and Articles of Incorporation. We are currently working with Davis Law Firm to make the necessary updates and will be presenting these to the owners for a vote later in the year. A question was asked about what percentage is required to get the documents approved.

Declaration of Covenants: Declarations state 51% but CCIOA may require 67% because we are making changes to Restrictions – Checking with lawyer

Bylaws: 51%

Articles of Incorporation: Majority

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

Reserve Fund & Future Maintenance Needs: Sarah H talked to the members about the need to have a reserve fund for future repairs and improvements. Discussion took place about increasing assessments in 2027 to create a reserve, or waiting until a need arises and requiring a special assessment.

Other Topics of Discussion or Concern:

Dave B talked about city street maintenance. The city has an online Concern Reporting System that you can submit requests or concerns. Works very well.

Darren S asked if there was covenant enforcement happening. Jonathan affirmed that there is enforcement taking place.

Adjournment: Judy A motioned to adjourn the meeting at 7:01 pm. Suzie S seconded the motion and the meeting was adjourned.

Reviewed and approved at the _____2026 Annual Membership Meeting:

President – Johnathan Phelps

Dated