

Minutes of

Northridge Estates HOA Board Meeting

The Board Meeting of Northridge Estates HOA was held on May 13, 2024 @ Star Court, Grand Junction, CO 81506.

Present: Justin Howell President, Jonathan Phelps Vice President, Lori A. Sommers Board Secretary, Carol Sherman Board Treasurer, Clayton Smith Director, Andy Eliopulos Director, Chad Herbranson Director, Tom Dixon, Director.

Also in attendance was Aaron Shrader Assistant for Western Slope HOA (WSHOA) Management.

Absent: Tom Mohar, B. Adam Whiteman, and Jaye Sarapata.

- I. Call to order: Meeting was called to order by Board President Justin Howell at 6:00 p.m.
- II. Approval of Minutes of Board Meeting March 3, 2024.
- III. Roll Call: Sign in sheet was passed around.
- IV. Financial Report by Aaron Shrader of WSHOA:
 - o Aron reports there is no Profit and loss statement for this month as there has not been much activity. He will process payables given to him by Justin.
- V. Covenants Violations were discussed and outcomes determined.
 - o The homeowner who was sent a letter of violation for parking on his lawn will be constructing a parking area with brick pavers.
 - o The Homeowner who was sent a letter for violation for the Skeleton will receive a visit from Carol and another Board member to kindly let her know it needs to come down.
 - o A retraction was made for the letter of violation to the homeowner who was cited for parking on his gravel driveway.
- VI. Policies and Procedures for Covenants:
 - o Recommendation for Board Members to get together and talk with Homeowners prior to letters regarding violations was adopted.
 - o Justin would like to see a committee for Covenant discussion to form.
- VII. Architectural Committee:
 - o There will be an email set up by Clayton for Homeowners to send completed forms for Architectural approval.
 - o Aaron will fix the link to obtain the forms on the HOA website.
 - o Tom Dixon will monitor and send the requests to the other Architectural Committee members to review.

- VIII. Irrigation Report by Justin:
- Work is almost completed, three cleanouts were found and cleaned. The Church cleanout and has been done. There will be a test of the system tomorrow Thursday 4.11.24 and then if everything is okay water will be turned on the next day Saturday 4.12.24.
 - Due to unforeseeable issues, Justin anticipates the project will be over budget with the contingency funds being used and possibly more. Total costs will be determined upon project completion.
- IX. Newsletter: Jonathon will do the next newsletter.
- X. Next Board Meeting will be Wednesday May 8 2024 at Jonathon's home.

Meeting was adjourned at 7:15 p.m.

Lori A. Sommers/4.10.24