

NPHOA Board of Director's Regular Meeting
March 13, 2024

The meeting was called to order at 1:37 p.m. In attendance were Carol Ciufolo, Mike Ciufolo and Zuza Bohley. Joe Mruk joined the meeting later. This meeting was conducted using Zoom.

Approval of February 13, 2024 Minutes: Mike moved and Zuza seconded that the minutes be approved. All present voted "Aye".

Approval of February 2024 Treasurer's Report: Carol moved and Zuza seconded that the Treasurer report be approved. All present voted "Aye".

OLD BUSINESS

1. 2024 Annual Dues: Payment received from all but owner of [REDACTED].
2. [REDACTED] – Delinquency: Lien was recorded with County Clerk and copy sent to homeowner with 13th Notice of Nonpayment. The owners unpaid 2024 annual dues have been added to the ledger. New total: \$581.32. It was moved and seconded that if full payment is not received by March 31st, 2024 a Final Notice of Delinquency will be sent. If payment is not made by May 1, 2024 a notice of suspension of voting rights and submission of the account to the attorneys for collection will be included.
3. [REDACTED] – Vehicle Issues: The \$50.00 fine was assessed and the vehicle has been moved out of the neighborhood. Owner has requested a payment plan - \$25.00 March 30 and \$25.00 on April 30.
4. [REDACTED] – Landscape Proposal Back Yard: Owners contacted Board and Secretary went over to discuss our response. In looking at the yard – there is an inner fence that has been installed that limits space planned for landscaping. The space between the inner and outer fence is an access path to the homeowner's patio, which can only be accessed from the outside using that path. In the front section facing the street, there are two aspen trees between the inner and outer fence that help serve as a "screen" for street view, and they have planted several ornamental grasses along the front of the outer fence to serve as visual barrier as well. The way the landscapable portion of the backyard is laid out there is not enough room for shrubbery to be planted in the mulched space. An email will be sent to affirm that the Board discussed the situation and re-emphasizing the need for "substantial" size containers and substantial plantings in those boxes and boxes and containers.
5. [REDACTED] – Fence Issue: The previous fence contractor bolted the HOA fence to the Vista Village fence, which is now directly leaning on our fence and perhaps putting pressure on the post in the homeowner's yard. The new fence contractor will investigate and provide recommendations and estimates for his work.
6. Financial Review: The HOA's financial documents (bills, bank statements, Treasurer's Reports and accounting reports) have been reviewed and are in full order and appropriate for the HOA business. A letter to that effect was provided by the independent reviewer. The honorarium for this service has been delivered.

7. 2023 Annual Meeting: The Meadows Library meeting room has been reserved for Wednesday, March 27, 2024 from 5:00 to 6:45 pm. The room will be open from 4:30 to 5:00 for set up.

8. Landscape Policy – Final Vote: The draft was restructured to address “standards” in one section and not spread out through the document. Mike moved and Zuza seconded that the policy be approved and posted to the website. All present voted “Aye”.

NEW BUSINESS

1. [REDACTED] – Landscape Proposal – Front Yard: The homeowner is proposing to utilize the City’s lawn replacement program and remove 200 sf of lawn in the front of the home and plant a “garden in the box” xeriscape plan. The space around the plants will be mulched and serviced by a drip irrigation system. It was moved and seconded that the proposal be approved. The motion passed with three “Aye” votes and one “Abstain”.

2. 2024 Landscape Services Contract: A contract was signed with the 2023 contractor, who did not raise prices.

3. Website Update: Copies of the 2019, 2020, 2021 and 2022 written Annual Reports have been added to the Documents page of the Website. The project status for the irrigation system restoration has been updated. The agenda for this meeting has been posted on the site.

The meeting was adjourned at 1:57 p.m.