

NPHOA Board of Director's Regular Meeting
June 12, 2024

The meeting was called to order at 1:43 p.m. In attendance were Carol Ciufolo, Mike Ciufolo, and Zuza Bohley. Joe Mruk and Andrew Brandt were absent. Quorum requirements were met.

Approval of May 22, 2024 Regular Board Meeting Minutes: Zuza moved and Mike seconded that the minutes be approved. All present voted "Aye".

OLD BUSINESS

1. Irrigation Update: The activation of the system in all four circles is scheduled for completion this week and water billing should begin next week. Andrew and Carol will meet with the landscape specialist for a tutorial on the controllers.

2. Fence Replacement Update: The committee has obtained quotes from five of the six companies who were expected to provide information. The highest of the quotes were over \$250K and the other are below \$150K. Each included the fencing, brush estimates and paint, stain or sealant. These are quotes in response to a Request for Information and are not Best and Final Offers (BAFO). One vendor has proposed a standard galvanized metal post (similar to what would be used with a chain link fence) with the wooden pickets attached directly to the metal. A fascia picket board would hide the metal from the homeowner's view.

The fencing design is a standard 7-foot dog-eared picket fence made of western red cedar, with no top trim boards. A trim board to finish the top appearance could add \$10,000 to the total.

Kevin will be visiting each house on the fence line to take photos of any trees that will interfere with the fence construction. He will put together a report that will be the basis for each contractor to bid for the trimming or removal of those trees. Most trees are likely to belong to Vista Village but there may be some HOA homeowners whose trees will need to be dealt with. This is a critical path item in the process of obtaining the bids.

Before going out for the BAFOs a final description of the details of our requirements will be developed and sent out under the Yahoo mail account (for HAO records management).

3. Summer Picnic: July 27th will be the date for this year's picnic.

4. Homeowner Request – Support for Ban on Parking Lime Scooters: Deferred until next meeting.

5. Homeowner Concern – [REDACTED]: Zuza clarified that her suggestion for someone to speak to the owner about adding greenery between the fence and the sidewalk was intended for the complainant to make the approach, not the Board. Kevin reported back that there was no clear guidance on a "standard" percentage for width of the slat to the width of the gap. It could be a number that we decided on.

6. Scheduled Board Meeting Times: Those present agreed that the 2nd Wednesday of the month is still a good option and that the ability to decide for each month what time of day for the meeting is very helpful; however, we will wait until Andrew and Joe can weigh in before any decision is made.

7. June Meeting and Vote: We will send out a notice that a vote is on hold pending additional information from the fence committee.

NEW BUSINESS

1. Standards/Guidance on sheds in yards: Carol sent out a copy of a policy for sheds from another local HOA to give some frame of reference to a future discussion.

2. Update – [REDACTED] - Landscape Project: The homeowner reported they expect to begin the landscaping within the next 30 days.

3. Lawn Maintenance:

- [REDACTED] – weeds
- [REDACTED] – weeds
- [REDACTED] – bare ground

It was moved and seconded that the initial email advisory would be sent to the homeowners of all three properties. All present voted “Aye”.

With no further business to discuss the meeting was adjourned at 2:45 p.m.