

NPHOA Board of Director's Regular Meeting
August 9, 2024

The meeting was called to order at 3:00 p.m. In attendance were Carol Ciufolo, Mike Ciufolo, Andrew Brandt, Kevin Brenneman, Zuza Bohley and Joe Mruk.

Approval of July 10, 2024 Regular Board Meeting Minutes: Zuza moved and Mike seconded that the minutes be approved. All present voted "Aye".

Approval of July 10, 2024 Executive Board Meeting Minutes: Zuza moved and Mike seconded that the minutes be approved. All present voted "Aye".

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

OLD BUSINESS

1. Summer Picnic: The total expense for the picnic was \$246.47. The budget for the event was \$300.00.

2. Irrigation: Carol discovered a large pool of water in Wright Circle, and upon investigation by the landscape contractor, it was discovered that a manifold had cracked/broken in the system under the pressure of the restored flow. The first set of water bills were received and the Wright Circle charge reflected the impact of the leak – a total of 68,000 gallons and \$748.91. This compares to the other three circles with a usage of 1,000 to 2,000 gallons and cost of \$25 to \$28. A water leak adjustment will be submitted to the city. The manifold was repaired at a cost of \$186.41.

3. Fence RFQ: Proposals have been received from six vendors, once again with a large swing between low and high bids. An initial check on reviews/Google ratings has been completed and questions for clarification are being prepared for each offeror.

4. Special Assessment: Based on the review of the offers and considering the risk level for change orders due to brush/shrub/homeowner landscaping challenges, the Board voted to seek a Special Assessment Not to Exceed \$350.00. Only a portion of the assessment would be collected prior to start of construction. The need for the additional \$200.00 will be evaluated as the project progresses. If the \$200.00 is collected and not all of it is used a credit will be given to every homeowner for the 2025 annual dues.

A meeting and information packet will be prepared for a vote on the assessment.

4. Tree Removal: Kevin reviewed the list of addresses where trees need to be trimmed or removed. There is only one removal needed at 3331 Wright Circle. He is working with the owner of 4903 Franklin Drive, who will make arrangements separate from the HOA for the trimming of branches on the tree in her yard.

NEW BUSINESS

1. [REDACTED] – Garage Door Replacement: The new door proposed by the homeowner is essentially “same look, same kind”. No formal HOA approval is needed.

ADJOURNMENT