

NPHOA Board of Director's Regular Meeting Agenda  
November 18, 2024

The meeting was called to order at 5:07 p.m. In attendance were Carol Ciufolo, Mike Ciufolo, Kevin Brenneman, Andrew Brandt and Joe Mruk. Zuza Bohley was not able to attend. was re-called to order at 4:41 p.m. In attendance were Carol Ciufolo, Mike Ciufolo, Kevin Brenneman and Joe Mruk.

Approval of October 30, 2024 Regular Board Meeting Minutes: Joe moved and Andrew seconded that the minutes be approved. All present voted "Aye".

Approval of October 2024 Treasurer's Report: Carol moved and Kevin seconded that the report be approved. The motion passed with four "Aye" votes and one "Abstain" vote.

OLD BUSINESS

1. Fence Replacement: Kevin reported that fence replacement is in progress up to 3328 Wright Circle. Posts at the entrance to the neighborhood were cemented today but have not yet been cut down to their final 2-foot height. Pickets have been completed as far as 3331 Wright Circle, although the corner post has not yet been set. Trim boards and painting will happen on the West fence once the entrance and corner sections are complete.
2. Traffic Islands: The new trees in the circle have been winterized with new mulch and trunk wrap. The water gators are in place and the truck watering has begun.
3. Special Assessment: All but one homeowner has paid.

NEW BUSINESS

1. The Corporate Transparency Act: Carol is asking that every member complete the process to obtain their FinCEN identification number as soon as possible, preferably by the end of the week to ensure that she has time to complete the rest of the process to register the HOA corporation. She'd like a cushion on time in case anything goes wrong in the process. All board members will need to send Carol their twelve number ID.
2. 2025 Annual Assessment – Amount and Timing: There will be some additional cost for materials but the contractor has been absorbing most issues they encounter without requesting a change order for cost. Kevin expects to have a good idea of how much contingency expense we will need by the beginning of December. The board members agreed to wait until Kevin can provide that update before making any decision about the timing of the assessment.

Mike presented a strawman budget for 2025 Income and Expenses. This projection would not require any increase in the annual assessment for 2025. A detailed budget proposal will be added to the December board meeting for discussion.

3. 4913 Tesla Court – Two Oversized Pickup Trucks: Carol presented the history of the pickup(s) being parked in Tesla Court and the existence of a signed agreement by the owner not to park them in the neighborhood overnight. Andrew, who was a board member during the noncompliance process and resulting agreement, filled in the details and provided perspective on the past board's thinking. All present agreed that a letter will be sent to the owner indicating that a complaint had been received, and no action is being action taken at this time. We'll remind them of the agreement that neither truck would be parked overnight, ask them to please park the vehicle(s) outside of the neighborhood in accordance with the agreement, and advise that we will revisit this in 30 days.

With no further business to discuss the meeting was adjourned at 5:57 p.m.