

NPHOA Board of Director's Regular Meeting Agenda
April 15, 2025

The meeting was called to order at 5:38 p.m. In attendance were Carol Ciufolo, Mike Ciufolo, Kevin Brenneman, Andrew Brandt, and Zuza Bohley. [REDACTED] joined the meeting at the beginning to discuss Item 1 of Old Business. He left the meeting at the end of his presentation.

Approval of March 6, 2024 Regular Board Meeting Minutes: Minutes were approved by virtual vote on March 15 2025.

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

OLD BUSINESS

1. [REDACTED] – Camper in Driveway: The owner has challenged the Board's Covenant noncompliance email regarding the camper parked in their driveway. He asserts that we allow "camper shells" throughout the neighborhood. He is referencing what in 1989 were more commonly called "Toppers" which were defined as a hard shell that was even with the sides of the bed but did not extend out over the truck cab. In recent years the definition and common reference on the web labels those shells as camper shells.

Since 1989 numerous low-profile pop-up campers have reached the market, which when closed do not create the bulk and height of old-style truck campers. The neighborhood demographics are changing to include more young families that will be looking for more cost-economical opportunities to own these style campers. He feels strongly that if there was no written complaint then we should consider the merits of his argument and act accordingly. He indicated that if the issue comes up from HOA homeowners, then we can address it.

The Board discussed the question of the intent of the original Covenant wording and other homeowners who have recreational vehicles and/or camping trailers. Camping vehicles that take up parking space in the street were also discussed. There is merit in taking a clean look at the newer low-profile pickup campers that can be parked in a garage or in a driveway, along with another vehicle, without any overhang into the walking area of the sidewalks.

Zuza moved that the Board allow low profile campers to be parked in the garage or in the driveway, as long as they do not inhibit mobility (blocking the sidewalk) or inhibit clear sight for neighborhood safety. After discussion Carol introduced an amended motion to define a low-profile pickup camper for the purpose of this policy resolution as a pop-up style pickup camper that does not exceed the width of the truck bed, and when closed the portion of the camper above the truck can does not exceed TBD inches above the roof of the cab. All present voted "Aye".

2. Fence Update: The final staining of the fence has been completed, including an added task to stain the tops of the boards. This cost of this additional work was \$1,828.00 and was added to the total amount due by change order. We have received the bill from the contractor and will arrange for payment in the next week.

The homeowner at [REDACTED] has submitted a complaint about how the installers left his back yard. The two main issues are some paint drips on his railroad ties, and the condition of his grass along the fence line. He is asking the HOA pay to have new sod laid in his yard and to have the railroad ties be restored. It was suggested to the owner that he might simply re-seed the area near the fence line, but he has rejected that suggestion.

Many of the owners along the fence dealt with concrete water and other disturbance of the grass in their yards. This is expected to happen in a fence demolition and installation project. All homeowners were advised in advance to take action to move, cover, or otherwise protect anything that might get damaged. No action was taken to cover or protect the

railroad tie. The HOA has offered to provide paint for the owner to use to paint the tie to match the fence, but the owner has rejected this offer. The Board will formally respond to the owner that we will not be taking any action in regard to the grass and reiterate our offer to provide paint. No other action will be taken.

3. Annual Dues: The last payment of \$50.00 has been made.

4. Financial Review: The financial review was completed and all was in order

5. [REDACTED] – Sheriff's Auction and HOA Lien: The homeowner has made the required payment to vacate the auction and the Sheriff's auction was canceled.

6. Spring Cleanup: Susan will decide whether to offer pizza or a heavier "snack" when she has a better feel for the number of attendees.

NEW BUSINESS

1. RV on Franklin Drive: We have not been able to identify the owner of the RV to send them a notice to move the vehicle. The Secretary, on behalf of the Board has sent a message through the Boulder Inquire site to report this as an abandoned vehicle.

2. Block Party: In consideration of the time and effort that would be required to complete the application and research to be done regarding ROW approval by the city, and other planning to be done the Board elected to pass on this suggestion for 2025.

3. Shed Policy: A full discussion of the policy was not possible in the time that was remaining for the meeting but some key elements were determined:

- Allowable square footage should be the same for both custom and prefabricated sheds. A citation of the city code will be included to highlight the extra requirements for a custom built shed larger than 81 sq. ft.
- The policy will mention metal sheds (with some descriptive parameters for aesthetics) as an element of fire resiliency and avoiding the risk of the release of toxic gases and chemicals from resin (Chlorinated Polyvinyl or High-Density Polyethylene) structures.
- Kevin will measure the height of an existing shed at the far end of Noble Court to determine if the proposed height will conflict with an existing structure. (Note: The existing shed is within the 8-foot parameter).
- We will include some key elements of the policy in a newsletter that should be published in May. The two homeowners who have already indicated their desire to move forward will be given those elements by email.
- Carol will update the policy based on this discussion and send it back out for review before the next meeting.

4. Boulder Fire Department Presentation: The Board agreed that an all-owner meeting for a presentation by an urban wildfire specialist would be very beneficial. In advance of this meeting, Andrew will have had a Detailed Home Assessment completed for his residence. Since all homes in Noble Park were constructed with essentially the same materials and Lot elements the report for his address can be used as a representative analysis for all homes. He will then work with the specialist to develop a Noble Park focused discussion at the meeting. Carol will look for library meeting space in July for this purpose.

8. [REDACTED] – Exterior Painting: Carol moved and Mike seconded that the proposed project be approved. All present voted "Aye".

With no further business to discuss the meeting was adjourned at 7:23 p.m.