

NPHOA Board of Directors Regular Meeting Agenda
July 30, 2025

The meeting was called to order at 5:37 p.m. In attendance were Carol Ciufolo, Kevin Brenneman, Andrew Brandt, Joe Mruk and Zuza Bohley. Mike Ciufolo was unable to attend the meeting.

Approval of April 15, 2025 Regular Board Meeting Minutes: Minutes were approved by virtual vote on May 7, 2025.

Approval of June and July BOD Secretary Reports: Zuza moved that the report be approved. Andrew seconded and all present voted "Aye".

Approval of May and June 2025 Treasurer's Reports: Carol moved that the two reports be approved. Kevin seconded and all present voted "Aye".

OLD BUSINESS

1. Spring Cleanup: A total of 18 homeowners, some with visiting house guests were on hand for the cleanup. The total cost of the snacks and drinks was \$77.74.
2. Boulder Fire Department Presentation: Andrew has not received the report yet from the assessment of his lot. He does have a good sense of what the report will include and what the BFD feedback will recommend in order to begin work on the presentation for HOA members. We now expect that the meeting will be held at the end of September or early October.
3. Revised Shed Policy: Carol introduced the new draft of the policy, requesting input from board members on metal shed materials and aesthetics in particular. Following input, a new draft will be completed and submitted for discussion at the next board meeting.

NEW BUSINESS

1. Organo-Lawn Avenger Treatment: The Board reaffirmed that treatment of live plant material growing in the gutter curb street cracks is an important element of its responsibility to maintain the neighborhood's appearance and help preserve and enhance property values. It is also important to respect each homeowner's right to choose whether they wish to have any live material treated by the HOA's landscape contractor, Organo-Lawn.

The Board will set a date with Organo-Lawn in late August or beginning of September for application of the herbicide Avenger as a spot treatment of any live plant material in the gutter curb street cracks. Homeowners will be advised that those who have removed the plant material through use of an organic herbicide of their own choice or through mechanical removal will be excluded from the application of Avenger. The Organo-Lawn technician will treat any live plant material remaining on the date of application. Homeowners will be advised of the date and window of time of the treatment and we will do our best to have a board member accompany the tech throughout the neighborhood.

2. XXXXXXXXXX – Proposal for Architectural Change: Carol moved that the project be approved. Zuza seconded and all present voted "Aye".

3. Volunteers for Weeding: After consideration of the potential liability to the HOA if anyone were injured during volunteer work and the absence of coverage within the HOA insurance policy, the Board's position is that the HOA cannot prohibit volunteer efforts, but can't sanction any projects and volunteers would be acting at their own risk.

4. [REDACTED] – Camper in Driveway: The homeowner has moved the camper back into the driveway. The first letter notice of noncompliance with the Covenant requirements will be sent.

5. Summer Picnic: The date of the summer picnic is set for August 9, 2025. Carol moved that a budget NTE \$300 be approved. Kevin seconded and all present voted "Aye".

6. Water Leak: There was a water leak in the irrigation line in Tesla Circle, resulting in 17,000 gallons of water being released. The bill for last month was \$518 vs. the normal \$30.00. The contractor has submitted the invoice for the repair and a leak adjustment request will be filed with the city.

7. HOA Reserve Fund Policies: A "Reserve Study" and "Reserve Investment" policy, required by Colorado law, were finalized and presented for approval. The policies were drafted by the HOA's attorney and then NPHOA specific details added. The NPHOA Model for projection of annual dues and reserves fully meets the requirements of these policies. Carol moved that the policies be approved. Kevin seconded and all present voted "Aye".

8. Lawn Maintenance: The following addresses will be an initial email advisory:

- [REDACTED] – Water
- [REDACTED] – Weeds
- [REDACTED] – Water
- [REDACTED] – Water
- [REDACTED] – Weeds and mowing

Two additional addresses were discussed but not included in the vote. These will be addressed in the next meeting:

- [REDACTED] – Cleanup/tidy landscaping in front and walkway side of the property; cleanup/tidy up back yard.
- [REDACTED] – Remove tires from back yard

9. New HOA Mailbox: Scott Harper has volunteered to replace the HOA mailbox to improve its appearance. Andrew volunteered to instead paint the mailbox and, if needed replace the post. All present agreed this was an excellent alternative, and any out-of-pocket expenses will be reimbursed.

10. [REDACTED] – Oversized Pickup Trucks: A follow up complaint was received. After discussion the Board agreed to resend the initial advisory email.

11. Next Meeting: The next regular Board of Directors will be held August 18, 2025 at 4:00 p.m.

12. Use of personal emails by homeowners: The board discussed email addresses for all Noble Park owners being used for unofficial purposes of the HOA. It was agreed that that an email would be sent out to all homeowners to advise them that a year ago personal email information was accidentally shared with all other owners. These owners had given permission to the HOA to use their emails, but this inadvertent sharing does not constitute permission by any individual homeowner in the neighborhood to use their private email address for group texts.

With no further business to discuss, this meeting was adjourned at 7:05 p.m.