

NPHOA Board of Directors Regular Meeting Agenda
August 18, 2025

The meeting was called to order at 4:07 p.m. In attendance were Carol Ciufolo, Joe Mruk, Mike Ciufolo and Zuza Bohley. Andrew Brandt and Kevin Brenneman were unable to attend the meeting. Quorum of four members was established.

Approval of July 30 2025 Regular Board Meeting Minutes: Zuza moved that the minutes be approved. Joe seconded and all present voted "Aye".

Approval of July 2025 Treasurer's Report: Carol moved that the report be approved. Joe seconded and all present voted "Aye".

OLD BUSINESS

1. Organo-Lawn Avenger Treatment: The city has reviewed the information submitted to them about the product and application details and approved the HOA's plan. The city's email was forwarded to Organo-Lawn who has reviewed it and the information is in line with their normal operating procedures. One homeowner with a high-risk pregnancy reached out to the HOA and we agreed that a map of the neighborhood with their Lot circled in red would be sent to Organo-Lawn with instructions that no treatment be applied in front of their Lot, nor for half the distance of the adjoining two Lot lines. Carol went to the homeowner's Lot and has confirmed that there are no plant materials in the gutter curb cracks in front of the adjoining neighbors. The map and directions were sent to Organo-Lawn and they have acknowledged the plan. A reminder email will be sent to all homeowners later this week to remind them to clear the plant materials if they do not want the spot treatment performed.

2. Volunteers for Weeding: The action item from last month's meeting is pending.

3. [REDACTED]: The camper had been out of the driveway for a period of time but is now in the drive again. The owner has 30 days to remove it before any further board action could occur.

4. [REDACTED]: The gray truck has been gone for over a week but the white truck remains. We have received no response to the email, but will revisit this in the September meeting.

5. Summer Picnic: The final cost to the HOA for the picnic was \$227.69 (\$72.31 below budget). Zuza and Carol estimated that there were between 40 and 45 attendees and a third or more of the homes in the neighborhood were represented. There were a lot of mixed conversations and mingling of homeowners visiting with each other.

6. Water Leak: The city gave the HOA a credit of \$487.90 toward the \$515.28 June water bill. Carol explained that the city cannot write off the "excess" water usage over our water budget of 2,000 gallons, but adjusted the billing rate for 15,000 gallons to the lowest regular rate to achieve the credit. They city also advised us that only three adjustments can be made on an account for the lifetime of the account, so we have "Strike One" for Tesla Court for 2025 and "Strike One" for Wright Circle for the leak in 2024.

The August bill for Tesla Court arrived and the usage for July was 7,000 gallons, for a cost of \$169.78. An email was sent to the Utilities Department for information on the consumption by day if available. It looks like there may have been an overlap between when the July billing date started and when the repair to the irrigation line was made.

7. Mailbox: This item will be revisited in September.

NEW BUSINESS

1. [REDACTED]: The board talked briefly about the materials for this roof, which have hail impact resistance, improved wind protection and a Class A fire rating. This may be a product that the board could suggest if other homeowners ask for guidance. Carol moved to approve the roof as proposed. Zuza seconded the motion and all present voted "Aye".

2. [REDACTED]: The homeowner responded to an earlier request for an update in late spring and as the season for planting is coming to a close soon another check-in seems reasonable. The homeowner's plan was approved on the specific strength of the proposed amount of greenery to offset the removal of turf for hardscape and rock. When challenged by other homeowners who have expressed concern or questioned the amount of hardscape we have defended our approval by reference to the approved plan's provision for 45 green plant elements in the front yard and 27 in the back yard. Attractive as the Lot looks, the amount of greenery is quite a bit less than promised. The original plan was approved in December 2023, and with two spring/summer cycles now passed/passing, the board agreed that a request for a timeline for completion is appropriate.

3. Lawn Maintenance:

- [REDACTED] – Cleanup/Tidying all landscaping front and side and back yard
- [REDACTED] – Water
- [REDACTED] – Weeds and mound of lawn debris on right side of house
- [REDACTED] – Weeds on right side of drive; cleanup/trimming left side
- [REDACTED] – Water; Weeds on left side of driveway
- [REDACTED] – Xeriscape planting area maintenance and cleanup
- [REDACTED] – water left side of driveway
- [REDACTED] – bare dirt right side of driveway; Water left of driveway; Equipment and Cords in Driveway

Carol moved that first email advisory notices be sent to the addresses listed above. Zuza seconded the motion and all present voted "Aye".

4. General: Zuza suggested that the next newsletter include a reminder for all homeowners to perform a fall cleanup of their properties, removing or composting leaves and trimming plants as needed. We also discussed ideas for "down the road" when the board might address what to do with the Outlot between Wright Avenue and Noble Court between 3235 Wright Avenue and 3237 Wright Avenue. To be continued later.

Next Meeting: The attendees were okay with a tentative date of September 16, at 5:30 p.m., to be conducted via Zoom. The two members not in attendance will be polled for availability.

With no further business to discuss the meeting was adjourned at 4:30 p.m.