

NPHOA Board of Directors Regular Meeting Agenda
November 18, 2025

The meeting was called to order at 5:02 p.m. In attendance were Carol Ciufolo, Joe Mruk, Mike Ciufolo, Andrew Brandt and Kevin Brenneman. Zuza Bohley was unable to attend. The meeting was conducted via Zoom.

Approval of October, 2025 Regular Board Meeting Minutes: Mike moved that the minutes be approved. Kevin seconded and Carol, Mike, Kevin and Joe voted "Aye". Andrew had not joined the meeting when the vote was taken.

Approval of October 2025 Treasurer's Report: In response to a question sent by Kevin before the meeting, Mike will revise/correct the 2024 Annual Dues Income figure in the draft 2026 Budget. Approval of the October report will be deferred until the next meeting.

OLD BUSINESS

2. [REDACTED] – Vehicular Parking: The gray truck and the white truck have now been removed from the neighborhood.
2. Email re Privacy and Contact List: The final version is approved to go out. (NOTE: The email was sent to all owners on November 18, 2025).
3. BFD Presentation: Andrew reported that he has still not received the report and information from the city. He will follow up.
4. Mailbox: Andrew will work on the materials cost information to submit to the board.
5. Fire Lane Chain Replacement: The post(s) have been replaced and the chain reattached. Kevin suggested that signs indicating "Fire Lane – No Entry" be attached to both the front and back of the post. He will provide a link to the signs he recommends to Mike and they will be ordered and delivered. Kevin will attach the signs when received.

A claim has been filed with Amazon for reimbursement of the post replacement cost. Amazon's latest response has been to say that their driver was "in the area" but not delivering to the address provided in the claim and they are closing the file. Carol has disputed the closure, and will go back to the homeowner reporting the damage to clarify.

NEW BUSINESS

1. 2026 NPHOA Budget and Dues Notice: After discussion, Andrew moved that the 2026 draft budget be approved. Kevin seconded the motion and all present voted "Aye".

Carol moved that the 3.2% increase in dues be ratified. Joe seconded the motion and all present voted "Aye".

2. 2026 Service Contracts:
 - Organo-Lawn: Mike raised his discontent that Organo-Lawn is publishing deceptive and false information regarding their pre-emergent product. There was general agreement and concern, leading to the question of whether or not the HOA should continue to do business with this company. Joe will work with his city contact to explore what products the city may be using or recommending now in lieu of the Specticle pre-emergent. In the meantime, additional research will be done in regard to the two other products that

Organo-Lawn uses for general weed and feed, One Earth and Synergy. Insofar as there are no herbicide or fertilizer treatments needed until spring the members agreed to defer any decision on Organo-Lawn until a future meeting.

- Landscaping: Joe moved that the HOA contract with the current provider, "Green Man Landscape". Kevin seconded the motion and all present voted "Aye".
- Snow Removal: Kevin moved that the HOA contract with the current provider "Green Spaces dba Boulder Snow Removal". Joe seconded and all present voted "Aye".

3. Trailer Corner of Wright Avenue and Franklin Drive: Kevin brought up the trailer that has been sitting for some time at the corner and needs to be moved. A call will be made to the company name on the trailer to determine which homeowner this is associated with and that homeowner will be contacted for information on the duration of the trailer being in the neighborhood.

3. Next Meeting: The next meeting will be held Wednesday, December 17, 2025 at 5:00 p.m.

With no further business to discuss the meeting was adjourned at 5:00 p.m.