

NPHOA Board of Directors Regular Meeting Agenda
June 9, 2026

The meeting was called to order at 5:40 p.m. In attendance were Joe Mruk, Kevin Brenneman, Zuza Bohley, Carol Ciufolo and Andrew Brandt. Mike Ciufolo was unable to attend.

Approval of April 9, 2026 Minutes: Joe moved and Zuza seconded the motion that the minutes be approved. All members in attendance at this time voted "Aye". Andrew had not yet joined the meeting.

Approval of April and May Treasurer's Report: Carol moved and Kevin seconded the motion that the minutes be approved. All members in attendance at this time voted "Aye". Andrew had not yet joined the meeting.

Approval of May 2026 Secretary's Report: Zuza moved and Kevin seconded the motion that the minutes be approved. All members in attendance at this time voted "Aye". Andrew had not yet joined the meeting.

OLD BUSINESS

1. Metal Fence Subcommittee: The board discussed the next steps for considering a change to allow metal fences, and the process for a potential subcommittee to develop a draft policy statement for the board to consider. The next step will be for Andrew to bring sample material for two metal fence designs to the next board meeting. There was a short discussion of potential policy stipulations, such as whether a neighbor's approval would be required. Zuza moved that pending any changes in the board's thinking at the next meeting, the board will send an email to the owners asking for volunteers to meet and discuss non-flammable and fire-resistant fencing materials and work to develop a policy statement for the board to consider. Andrew seconded the motion and all present voted "Aye".

2. HOA Mailbox: Andrew will take care of this in the coming week. The HOA will reimburse the cost of the paint/supplies.

3. BFD/Brandt Fire Resilience Presentation: Andrew will send a slide pack to the board members on week before the next meeting for discussion at that time.

4. Short Term Rentals – Festival Licensing: The board acknowledged that there is interest from some homeowners in participating in the Sundance Film Festival short term rental (STR) program and how to address the Covenant prohibition against STRs and anyone participating will be subject to Covenant noncompliance notices.

After discussion, the board unanimously agreed to call a special meeting of all owners to vote on an amendment to the Covenants that would allow owners to obtain a City of Boulder festival license for the Sundance Film Festival event. No other events eligible for a city festival license will be permitted. The board will consider and discuss what guardrails or requirements might need to be included as rules to be followed under the Covenant change.

NEW BUSINESS

1. NPHOA Disputes Policy Draft: Carol moved that the policy be approved and adopted effective this date. Kevin seconded the motion and all present voted "Aye".

2. [REDACTED] – Landscape Proposal: Carol moved that the project be approved. Andrew seconded the motion and all present voted “Aye”.

3. [REDACTED] – Porch Replacement: Carol moved that the project be approved. Joe seconded the motion and all present voted “Aye”.

3. Noncompliance: The board agreed to remove all irrigation items from the list and instead send out an email to all owners acknowledging the winter kill and drought effects in neighborhood lawns and (a) remind owners of the need to provide sufficient irrigation to ensure live and growing greenery and perhaps consider “green for green” water-wise landscaping in lieu of non-functional turf. The email would also encourage homeowners to model the best practices of limiting watering to no more than three days a week and to irrigate in the cooler parts of the day or overnight.

Each board member will look at the remaining items on the list related to bare ground, weeds, mowing, oversized truck and the issues at [REDACTED] and use the List document to vote “Yes” or “No” to the motion of sending a notice to that homeowner.

4. Next Meeting: This topic was not discussed.

With no further business to discuss the meeting was adjourned at 6:50 p.m.

NONCOMPLIANCE LIST (Agenda List)

June 9, 2026

STREET.	NO.	COMPLIANCE ITEM	Notes	Y/N/Name
[REDACTED]	[REDACTED]			
	[REDACTED]	Bare Ground (2 areas)		
	[REDACTED]	Weeds; Mowing	Habitual (4 of 5 years)	
[REDACTED]				
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Weeds		
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Xeriscape Maintenance		
[REDACTED]				
	[REDACTED]	Weeds; Bare ground	Habitual (4 of 5 years)	
	[REDACTED]	Weeds; Mowing		
[REDACTED]				
	[REDACTED]	Oversized Truck		
[REDACTED]				
	[REDACTED]	Irrigation: Browned/dead turf	Incremental turf replacement – ask for plan?	
	[REDACTED]	Irrigation: Browned/dead turf		
	[REDACTED]	Weeds and Mowing	Habitual (4 of 5 years)	
	[REDACTED]	Irrigation: Browned/dead turf		
[REDACTED]	[REDACTED]	Weeds; Mowing	Habitual (4 of 5 years)	
	[REDACTED]	Un sightliness		
	[REDACTED]	Vehicle Across Sidewalk		

NONCOMPLIANCE LIST
June18, 2026 (revised per meeting)

STREET.	NO.	COMPLIANCE ITEM	Notes	Y/N/Name
[REDACTED]	[REDACTED]			
	[REDACTED]	Weeds; Mowing	Habitual (4 of 5 years)	
[REDACTED]				
	[REDACTED]	Weeds		
	[REDACTED]	Xeriscape Maintenance		
[REDACTED]				
	[REDACTED]	Weeds; Bare ground	Habitual (4 of 5 years)	
	[REDACTED]	Weeds; Mowing		
[REDACTED]				
	[REDACTED]	Oversized Truck		
[REDACTED]				
	[REDACTED]	Weeds and Mowing	Habitual (4 of 5 years)	
[REDACTED]	[REDACTED]	Weeds; Mowing	Habitual (4 of 5 years)	
	[REDACTED]	Un sightliness		
	[REDACTED]	Vehicle Across Sidewalk		