

NPHOA Board of Directors Regular Meeting
July 14, 2026

The meeting was called to order at 5:05 p.m. In attendance were Joe Mruk, Mike Ciufolo, Kevin Brenneman and Carol Ciufolo. Zuza Bohley and Andrew Brandt were unable to attend.

Approval of June 9, 2026 Minutes: The vote was deferred for lack of a quorum for the vote. Mike Ciufolo did not attend the June 9th meeting so could not vote on approval.

Approval of June 2026 Treasurer's Report: Carol moved and Kevin seconded the motion that the Treasurer's Report be approved. All members in attendance voted "Aye".

OLD BUSINESS

1. Metal Fence Subcommittee:
2. HOA Mailbox: No action has been taken to paint the mailbox. After discussing the long delay from when the board agreed to having new paint applied, the decision was made that no painting would be done. The frayed and disintegrating HOA name on the side of the box will be scraped away and new letters applied.
3. Brandt Fire Resilience Presentation: In light of the need to call an all-owner meeting for a vote on amending the covenants, and the length of time and change in scope of the original agreement to hold a meeting, the decision was made to abandon scheduling a homeowner's meeting for this topic. In place of the meeting the members agreed to distribute the power point prepared for the meeting to all homeowners. It will encourage each homeowner to sign up for their individual assessment and provide contact information and/or web links to City and County wildfire resources. The final draft of the power point presentation will be reviewed and discussed at the next meeting.
4. Amendment to Covenants: The initial email to owners to alert them to the Board's decision to pursue an amendment to the NPHOA Covenants will go out this week. Carol reviewed the list of next steps that will need to be accomplished for the meeting and vote.
5. [REDACTED] – Request for Approval Exterior Paint: Carol moved and Kevin seconded the motion that the revised proposal be approved. All present voted "Aye".
6. [REDACTED] – Request for Approval Deck, Privacy Screen and Landscaping: The deck portion of the proposal was acceptable and could be approved. However, the owner will need to provide specific details and drawings of the actual screen that would be installed. The owner will also be asked for a more specific description of the "greenery for greenery" re-landscaping. The board cannot give "provisional approval" of the basis of "representative pictures".

NEW BUSINESS

1. Newsletter: The newsletter will be issued this week.
2. [REDACTED] – Request for Approval Solar Panels and Power Wall: Mike moved and Kevin seconded the motion that this project be approved. All present voted “Aye”.
3. Organo-Lawn Avenger Street Weed Control: An email will go out to all homeowners advising that the Avenger weed control application will be performed July 20th. The HOA will follow the same approach and procedures as in 2025, i.e., any homeowner who does not wish to have the product applied can opt out, but must remove the weeds prior to the 20th.
4. Next Meeting: Wednesday, August 12, 2026 at 5:30 p.m.

With no further business to discuss, the meeting was adjourned at 5:35 p.m.

NONCOMPLIANCE LIST
June 18, 2026 (revised per meeting)

STREET.	NO.	COMPLIANCE ITEM	Notes
Franklin Drive			
	4969	Weeds; Mowing	Habitual (4 of 5 years)
Noble Court			
	3188	Weeds	
	3267	Xeriscape Maintenance	
Tesla Circle			
	4939	Weeds; Bare ground	Habitual (4 of 5 years)
	4941	Weeds; Mowing	
Tesla Court			
	4913	Oversized Truck	
Wright Avenue			
	3271	Weeds and Mowing	Habitual (4 of 5 years)
Wright Circle	3315	Weeds; Mowing	Habitual (4 of 5 years)
	3328	Unsignliness	
	3328	Vehicle Across Sidewalk	