NPHOA Board of Directors Regular Meeting Minutes
September16, 2026

The meeting was called to order at 5:35 p.m. In attendance were Mike Ciufolo, Kevin Brenneman, Zuza Bohley and Carol Ciufolo. Joe Mruk and Andrew Brandt were unable to attend. This meeting was held by Zoom.

Approval of August 12, 2026 Minutes: Mike moved and Kevin seconded the motion that the minutes be approved. All members in attendance voted "Aye".

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

OLD BUSINESS

1. Metal Fence Subcommittee: The group agreed that this is something that the board should address, and there are considerations that need to be discussed to develop a policy or rule, but agreed that the topic would not automatically carry over to future meetings.

2. Brandt Fire Resilience Presentation: Prior to the meeting, Carol had sent out a one-page information sheet with a suggestion that this be the only information sent out to the HOA members. With no objection, the group agreed to send out the information sheet and end the pursuit of a fire resilience presentation.

3. Amendment to Covenants: Carol passed along an advisement from the attorney reminding the board that our personal interest in this subject needs to be set aside. (I assured her that we all understand this). It is our fiduciary responsibility to remain neutral and support all HOA members in the neighborhood, including those who voted no or those who chose not to respond. We brought the question to the owners, but it is not our role to promote a "do-over" to obtain a pro-vote response.

NEW BUSINESS

1. HOA Certificate of Deposit: The 4-month promotional CD with Elevations Credit Union for $20,000 matured last week, and the $27,000 one-year CD with on-line bank CFG expires on the 18th of this month. Mike looked at a number of on-line banks and narrowed the list down to four, with one-year rates ranging from 3.75% to 4.3% APY. The 4.3% APY is offered by CFG, who in addition to the $27,000 CD also carried the one-year CD for the HOA for the $145,000 for the fence.

Mike moved that the HOA obtain a new one year CD for $45,000 with CFG. Kevin brought up the Fed Reserve decision to raise rates and the expected rise in CD and banking rates in the next week. Mike advised that there is a 10-day grace period after the expiration of the existing CD that we could use to take advantage of any rise in CFG's offering. A revised motion to open the new $45,000 CD with CFG at the best rate offered at the end of nine days of the grace period. Carol seconded the motion and all present voted "Aye".

2. [redacted] – Request for Approval - Deck and Privacy Fence: The group discussed the proposed project, with the only element questioned being the "true" height of the privacy screen in relation to the nearest neighbor. If the privacy screen is constructed to be 6 feet tall from the level of the deck floor, then the total height would be somewhere around 8 or 9 feet. Carol felt this could be an issue for the owners of [redacted], extending quite a bit above that owner's fence. After further discussion about the requirements of the NPHOA Rules and Regulations, which have no restriction beyond the 6-foot limit, Mike moved and Kevin seconded the motion to approve the project as submitted. All present voted "Aye".

3. [redacted] – Request for Approval – Exterior Paint: All present felt the Grizzle Gray color was too dark and not appropriate in reference to the NPHOA color palette. An email will be sent to the owner suggesting that they review the palette and look for a color matching the more subdued theme of the southwest color scheme.

4. Service Contracts – Description of Services for 2027: There were no objections to the 2027 service descriptions for the Organo-Lawn or the snow removal companies. The board decided to stay with the tree fertilization schedule of performing the service for half of the trees one year and the other half the next, to result in tree fertilization every two years

5. Lawn Maintenance: As noted in Carol's transmittal email of the agenda, she was unable to send the August list of noncompliance notices after the meeting. She will send those notices now, with the exception of the next level letter and fine for the owner at [redacted]. The occupants have been in compliance for the month since the last notice. If the issue rises again, a new notice may be prepared for vote in October.

6. Next Meeting: The next board meeting will be held October 21, 2026 at 5:30 p.m.

With no further business to discuss, the meeting was adjourned at 6:10 p.m.

NONCOMPLIANCE LIST

September 16, 2026 Meeting

STREET.	NO.	COMPLIANCE ITEM	Notes
[redacted]			
	[redacted]	Weeds	1st Notice – No Fine
[redacted]			
	[redacted]	Bare ground	1st Notice – No Fine
	[redacted]	Bare ground	Email Advisory to ask for Plan
[redacted]			
	[redacted]	Weeds	Email Advisory
	[redacted]	Weeds and Mowing	1st Notice – No Fine
[redacted]	[redacted]	Weeds	1st Notice – No Fine