

Northpointe II HOA Board Meeting Notes
Monday, May 11, 2026 | 6 p.m. | Bashas' Deli

The Northpointe II HOA Board Meeting convened at 6:01 p.m. with a quorum of four Board members present.

Sunworks Landscape Update: A representative from Landtamers, now Sunworks Landscape, the landscape contractor for Northpointe II, was available to explain their approach to landscape for the community and to answer any questions. They have been working to detail the grass areas and do the hard cutbacks of bushes. They are out on site on Tuesdays and mow every week throughout and have broken the community into work areas, to concentrate on one area each week for trimming of bushes. They are also currently working on redoing the irrigation system mapping. A resident stated they see a lot of water on the street and it was noted that they're trying to bring the grass back to good health and started the watering late, so the watering is currently more frequent than the summer watering schedule, but will be adjusted soon.

Approval of Previous Meeting Notes: Meeting notes from the April HOA Board meeting, held April 13, 2026, were approved.

Board Administration & Community Management Update: The Board discussed financials provided by GUD for April 2026 and accepted as recorded. In addition, the Board discussed the issue of residents parking in guest parking spots, and it was suggested that a "No Parking" flyer be created that can be placed on resident vehicles parking in guest spots.

Landscape and Tree Update & Concerns: The Board discussed that, upon voicing concerns to Sunworks (formerly Landtamers), they have been working hard to regain trust and have focused significant efforts to correcting issues. HOA President and Community Manager have been working directly with their representative calling out specific issues, which have been remedied very quickly. It was noted that sometimes residents will direct landscape workers to complain or work on certain tasks, but Sunworks was instructed they should let the resident know that those comments should be directed to the HOA Board or Community Manager. It was suggested that cards be created for Sunworks staff with HOA Board/Community Management contact info which they can hand out to residents that confront them directly.

Board also discussed that the rules for “private” landscape in community common areas need to be revisited. In the past, questions have come up as to who is responsible for those, and how they should be maintained. In addition, resident complaints are received when private landscape impacts the community aesthetics or the ability to productively manage the community landscape and common areas.

Ground Maintenance & Repair: Board discussed improvements to dumpster area walls and GUD provided a bid they received for those repairs/improvements. Board moved and passed spending \$2,475 for that purpose.

Board also discussed monument signs and after much discussion determined that GUD should have their contractor draft something for the Board to review/consider at the next meeting.

Neighborhood Security Options: HOA Board President looked into considering Flock to install security cameras at dumpster locations and parking areas, in particular entry and exit areas. There have been several incidents in parking areas and bulk trash left at dumpsters, so security cameras would make it possible to identify vehicles/persons causing these issues, because reports indicate that many times it is not residents. The cost to repair damages or remove bulk trash results in thousands of dollars a year, which Northpointe II residents end up paying through their HOA dues. It was noted that Flock is the same company that Northpointe Commons is using for security cameras around the pool/playground areas. After some discussion and review of cost, the item was tabled for now, to be discussed at a future meeting.

New Business: None.

Owner/Resident Open Comments: None.

Next Meeting and Adjourn: Next HOA Board meeting will be held **June 8, 2026, at 6 p.m.** at Bashas’. Meeting adjourned at 8:52 p.m. – no Executive Session held.