

Northpointe II HOA Board Meeting Minutes

Monday, July 14, 2025 | 6:00 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, July 14, at 6:00 p.m. at Bashas' Deli. Meeting convened at 6:03 p.m. Three board members in attendance. Quorum was met.

Approval of Previous Meeting Minutes: Minutes from the June HOA Board meeting held June 9th were approved.

Landtamers Landscaping Proposal Presentation: A representative from Landtamers Landscaping provided information related to the proposal recently submitted. The representative stated he has done two separate community walk thrus and communicated turf health and issues, irrigation issues, tree dropping debris and general lack of care were his main concerns. The multiple options for depth of service provided within the proposal were reviewed. It was agreed by all in attendance the option which provides a 3-man team assigned to the community once per week for a full 8-hour day was the most feasible option to consider. This option, in addition to the 3-man team and on a weekly basis, includes a designated licensed spray tech checking and spraying for weeds and a designated irrigation tech checking for leaks, broken sprinkler heads and other irrigation issues. It was asked and confirmed the property along Higley and the association perimeter wall backing up to NP2 was included in the proposal. This area is under question as the master association CC&R's deem this area the responsibility of the master Northpointe Commons HOA. Should the care of this area revert back to NP Commons HOA, Landtamers will increase the services for NP2 HOA to make up for the financial difference. It was suggested, should Landtamers be awarded the business, a one-time clean-up of the community grounds be considered. This would be an additional cost but would establish a baseline for care and speed up the process for landscape care and improvements.

Board Administration: Board continues to work with GUD as they visit the property to identify any violations. Regarding vehicle violations, the tow company does not tag or tow vehicles without prior authorization. It was determined someone other than the tow company or GUD has been tagging vehicles. Should this continue, the board will need to take some sort of action to stop this unauthorized vehicle tagging. The board treasurer needs to be added to the HOA bank accounts and GUD will handle getting this done.

Community Management Update: The City of Mesa completed a traffic study and it was determined the curbs at each driveway entrance were approved for being painted red to indicate no parking. The completion time for this project by City of Mesa is currently TBD. Residents need to be reminded ladders and storage items must be stored out of sight.

Owner/Resident Open Comments: None of note.

Landscape Discussion: It was determined the current landscape company, Ultimate Lawn Care, has been given multiple notices and ample time to show improvement in its services and care to the HOA property and has failed to meet the required standards. The Board approved for GUD to immediately provide Ultimate Lawn Care with 30-day written notice of termination. All proposals for landscape management which have been received to date were re-reviewed and discussed by all in attendance. The Board approved for Landtamers Landscaping to become the new landscape vendor. A one-time clean-up was considered and would need to be quoted before determination was made. The Board and GUD will continue to notify all residents that lawn ornaments and decorations must be kept close to the unit walls and not encroach into the grass and rock areas.

Pest Control Update: The City of Mesa was contacted regarding the sewer roaches. The City does treat the sewers every other year and the HOA is waiting to hear back where we are within this cycle. Sewer roaches are being seen around the dumpsters. Ant pegs below the ground surface at major ant locations are being installed to try to manage ant populations in the common areas. Further discussion on pest control may be needed but was tabled at this time.

Google Fiber Update: GUD informed that the lawyer was contacted regarding reviewing the Google Fiber installation agreement. It will be 4-5 hours of work and they are inundated with requests by other HOAs and do not know when they could get to us. As this is not an urgent matter, Google Fiber has been tabled to a later date TBD.

New Business: The following topics were discussed:

- Parking lot sweeping: this service is provided by A&D Sweeping and it is wondered if this service needs to be kept. This matter was tabled to be revisited next month.
- Budget review is coming soon. Costs continue to climb to cover monthly expenses for maintaining the community. Discussion of increase of dues and possible special assessment to replace depleting reserves will need to be had but was tabled for now to be revisited over the course of the next few months during the budget review process.
- It was suggested the signage at the Higley and Evergreen be illuminated, signage should be installed at Brown and Rochester, NP2 side of Evergreen should have pony wall to match NP1 side, and the landscaping at Higley and Evergreen entrance should be more aesthetically pleasing. While it was agreed these suggestions should be considered, they are a matter for the master association Northpointe Commons HOA and not NP2.

Next Meeting and Adjourn: Next HOA Board meeting will be held Monday, August 11, at 6 p.m.

Meeting adjourned at 7:59 p.m.