

Northpointe II HOA Board Meeting Minutes

Monday, August 10, 2026 | 6:00 p.m. | Bashas' Deli

Northpointe II HOA Board Meeting was held on Monday, August 10th, 2026 at 6:00 p.m. at Bashas' Deli. Meeting convened at 6:02 p.m. Quorum established with 3 Board members in attendance: Kelly Zimmerman, President; Wanda Rivera, Vice President; Mindy Shapley, Treasurer. GUD Community Manager in attendance: Tamar Lykins

Approval of Previous Meeting Minutes: Motion by Mindy, seconded by Wanda to approve minutes from June 8th Open HOA Board meeting - approved unanimously. Motion by Wanda, seconded by Mindy to approve minutes from June 30th Special Zoom HOA Board meeting - approved unanimously.

June and July Financial Reports: June financial report was reviewed. Motion by Mindy, seconded by Wanda to accept the June financials as presented - unanimously accepted as presented. The July financial report was not complete as of date of August meeting so July report will be reviewed in September.

Board and Administration Update:

1. Tamar has settled in as the new property manager. Dustin will still be available for questions Tamar might have but he is fully stepping back from his position.
2. Question of Google Fiber was again raised. Previous Board decision to not move forward stands due to questions on HOA vs Google Fiber liabilities and cost of contract renewal by lawyer was excessively high and going to take long time before lawyer had time to review the agreement presented by Google Fiber.
3. Due to the increasing number of pressing HOA matters, the Board will likely need to start utilizing mid-month zoom meetings so community business can be taken care of.

General Landscape Update:

1. Tree Doctors is scheduled for removals and or trimming as needed to reduce liability and will be finished in a timely manner.
2. Eucalyptus trees were addressed as a concern by homeowners and Board members. Concerns included personal injuries and building or vehicle damages as a result of the inexplicable dropping of limbs, known as sudden branch drop syndrome. The HOA does not have the finances to remove all the eucalyptus trees but will continue to monitor the trees. It was determined that the HOA has been actively maintaining our trees and HOA liability insurance considers sudden branch drop syndrome an act of God.
3. Homeowners are concerned by sprinklers spraying unit stucco and painted walls and windows and possible foundation concerns. The Board is aware of these concerns and recognizes a special assessment may be required to resolve these concerns.
4. Also of concern is the large increase in the water bills. It was suggested by homeowner that we may have broken piping that has not made itself noticeable on the ground surface. The Board agreed this will need to be explored and Tamar will review the water bills for accuracy.

Management Update:

1. Tamar created postcard reminders to be placed on windshields of vehicles violating guest parking rules and for landscapers to give residents with landscape issues so they can continue to work and the resident can inform property management so concerns can be addressed according to the landscape contract.
2. There are some invoices Tamar has seen submitted which need reviewed prior to payment to prevent duplicating payments. Tamar will work with Kelly to determine which need payment and which don't.

Old Business:

- a. **Entrance Marquis Signage:** Signage was presented and determined incorrect. Short discussion on how it had previously been determined to include address, building numbers, speed limit and no trespassing information. Kelly will work with Tamar to get mock ups to Board for review. It was suggested that solar lights be installed so they are easily seen and read at night.

New Business:

- a. **New Landscaping Service Provider:** Sunworks provided contract renewal then 2 weeks later gave 30-day notice of termination of the contract for September 4th as they are completely leaving the valley. Tamar has sent out requests for bids to find a new landscaper and once received Board discussion and vote will occur mid to late August by open Zoom meeting. Owners will be notified and provided meeting zoom link. Tamar will review all Sunworks invoices and meet on site with them as this shift occurs to insure Sunworks completes all contract obligations before Sept 4th or HOA gets reimbursed for unmet obligations. Regarding new contract, Board will have to decide if blowing off the parking lot in the community should be a separate contract.
- b. **CD Maturity – (6M August 9th, 2026):** Due to increased water costs and other upcoming expenses, Board agreed to put the monies in the operating account.
- c. **Compliance Standards and Inspection Policy:** Tamar is reviewing the compliance standards, rules and policies to assure they are up to date as it was discovered that fine amounts did not update in GUD system from when the rules and regulations were last updated. Tamar presented some legal counsel advice and Board decided to start fresh and reset so all owners are starting with a clean slate effective immediately and Tamar and Kelly will work to review and correct any inconsistencies.
- d. **Pest Control:** Owners have brought up that more and more pests are becoming an issue. Tamar reached out to City of Mesa roach control which treats sewers every two years upon request. Ant spikes continue to be put out in areas of complaint but the HOA does not have any other pest control services. Board agreed to have Tamar get some bids for monthly pest control services.
- e. **Sidewalks:** There are a large number of trip hazards that have been identified in the community; some can be ground down; some sections will need to be completely removed and replaced. One vendor bid was reviewed. Board requested additional bids and will review at the August meeting.
- f. **Asphalt Repairs:** Parking lot asphalt will need to be replaced, not just sealed, as it is over 40 yrs old. Tamar presented preliminary costs ranging from \$230,000 to over \$450,000. A special assessment is inevitable. Liquid asphalt may be a less expensive alternative, but not all vendors do this or recommend this and suggest saving the money for complete replacement which will last much longer. Board agreed no decisions will be made until after SRP is done tearing up our asphalt to replace and repair transmission lines in the community and surrounding neighborhood.
- g. **2027 Budget Process:** President and Treasurer will meet with Tamar to work on 2027 budget so draft can be presented to the Board as soon as possible.

Owner/Resident Open Forum:

1. A resident turned in keys found at a mailbox cluster. Tamar took them to be held at the GUD office.
2. A resident asked about getting cameras to deter some of the break ins of vehicles in our parking lots, theft of property, and illegal dumping. Board discussed this at June meeting and tabled further consideration until the NP Commons' cameras effectiveness is determined.

Executive Session Topics:

- a. **Future Meeting Times:** Board agreed future executive meetings will need to be scheduled for before the open Board meeting to comply with recent Arizona case law changes.

Next Meeting and Adjourn: Next HOA Board meeting will be held Monday, September 14th, at 6 p.m. Meeting adjourned at 8:03 p.m.