

Northpointe II HOA Board Meeting Notes

Monday, May 12, 2025 | 6 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, May 12, at 6 p.m. at Bashas' Deli. Meeting convened at 6 p.m.

Approval of Previous HOA Board Meeting & Annual Meeting Notes: Notes from the March HOA Board meeting held March 10 were approved. In addition, notes provided by GUD Management for the April 14 Annual meeting were approved by the HOA Board, to be ratified at the next annual meeting.

Board Administration: Board President noted she has been added to bank accounts and that also needs to happen for Board Treasurer. Board President also noted HOA tax returns were filed on April 15.

Owner/Resident Open Comments: One request was received from a resident to add a 6' storage locker outside on the front patio. The HOA Board did not approve this request as it contradicts with the HOA Rules that the patio areas are not to be used for storage. Options were discussed with the resident.

Community Management Update: GUD property management (GUD) stated the insurance policy is in need of renewal and they're reviewing that now.

Landscape Discussion: A representative from Tree Doctors stated they had inventoried all trees and conducted initial work per the agreement. Also discussed the importance of watering, even during winter months, and the benefit of educating the HOA and interested homeowners on watering techniques. He added that the planting of any new trees should take place in the Fall or Spring.

Board President noted the HOA continues to work to make improvements to landscape services and irrigation efficiency. There is an upcoming meeting with landscape company to discuss how best to approach landscape maintenance.

Reserve Investment Discussion: At the March HOA Board meeting, the HOA Board approved investing \$50,000 from the Operations account in 7-mo CD (4.15%), and then in two months investing another \$50,000 from the Reserve account, to "stairstep" the investments and have those funds earn money for the HOA. GUD noted they will be making the second investment in May or June.

Google Fiber Request Discussion: Google Fiber approached the HOA about signing a 20-year agreement with Google Fiber to have an easement to be able to install and maintain fiber in the community. This HOA Board believes the easement for utilities already exists in the community, so the Board needs to look into this further with Google Fiber to understand why the agreement is necessary.

New Business: Participants discussed the following:

- When people remodel their homes, that debris is not to be placed in dumpsters – their contractor or they should remove that from site. Property owners will be fined if their contractor disposes of construction debris in dumpsters.
- Street sweeping was also discussed stating they have not been around.
- Oleanders need to be trimmed; it seems landscapers trim other bushes but do not take care of oleanders along the side of the homes.
- Need to look into painting curbs near parking lot entry with red so people don't park so close that site visibility is impacted when you're pulling out of the parking area.

Next Meeting and Adjourn:

Next HOA Board meeting will be held **Monday, June 9, at 6 p.m.**

Meeting adjourned at 7:42 p.m.