

Northpointe II HOA Annual Member Meeting Notes
Monday, April 13, 2026 | 6 p.m. | Bashas' Deli

The Northpointe II HOA Annual Member Meeting was held on Monday, April 13, followed by the Northpointe II HOA Board Meeting. Both were held at Bashas' Deli with the Annual meeting first, beginning at 6 p.m.

A quorum of the HOA Board was established with all five Board members present.

GUD HOA Community Management stated that 24 ballots had been received, which were counted by Northpointe II HOA members and the community manager.

HOA Board President's Report: HOA Board President, Kelly Zimmerman, provided a report which is attached to these notes.

Approval of Previous Annual Meeting Notes: Meeting notes from the 2025 Annual meeting, held Monday, April 13, 2025, at 6:30 p.m. at Bashas' Deli were approved.

Election Results: Ballots were counted and Teresa Makinen and Richard Scott were elected to fill the two one-year Board member positions.

Open Forum: An opportunity for residents to discuss any items was provided, and no comments were received.

Adjournment: Meeting adjourned at 6:32 p.m. to the HOA Board Meeting.

Northpointe 2 HOA PRESIDENT'S REPORT – Annual Meeting, April 13, 2026

Budget and Reserves:

2025 projected income was under by \$862 and we were over budget for total expenses. Water and Trash was the main culprit for being over budget as that came in over by almost \$30,000. Fortunately, we were enough under budget in other areas that we were only over our total expenses budget by approximately \$11,000. The Board only approved a \$4 per month increase to our 2026 dues which totals \$7,296 in additional income for the year, almost \$4,000 less than how much we were over budget in 2025. Costs are only rising and our community is still in need of much in the way of repairs, maintenance and updating to bring it back up to the high standards required by our Master Northpointe Commons HOA and our Northpointe 2 HOA governing documents. Because of this, our community needs to be aware that our monthly dues will continue to see increases and special assessments may be imminent. Unfortunately, there is simply no way around it. However, the Board is happy to report that our 2 \$50,000 CD investments have been performing quite nicely with both over 3% APR. These are staggered 6 month CDs with one coming due in May and the other due in August. Lastly, our reserves are right around \$140,000 which is good!

Landscape:

Continued watch and maintenance for our trees has been ongoing. After continued owner complaints about the landscape company, a new company was hired and began services in August 2025. There have been growing pains with the new company and the Board continues diligently working to get our landscape services top notch. Whether that means continuing with the current landscaper or not will be up for serious consideration by the incoming Board. Our irrigation system continues to see the deterioration of the originally installed system. With the sprinklers installed so closely to our foundations, many homeowners have expressed concern because of the constant overspray on windows and damage the water is doing to the stucco. Additionally, many of the valve boxes have broken lids and we found the size is no longer standard, which means the entire boxes will need to be replaced. I suggest replacement of the valve boxes needs to be one of the more pressing matters for the incoming board.

Community Infrastructure:

Unfortunately, we did have some major repair on the walls of one of our dumpster sites due to an unknown driver knocking it down. But after the repair and paint, it looks better than before. And it is my suggestion that the incoming Board look at the other dumpster sites and make needed minor repairs and paint those as well. Just because it is where we put our trash doesn't

mean we need to have the areas looking trashy! And I would like to take a moment to thank Wanda, one of our Board members, for taking so much time and effort to sweep out our dumpster areas on a regular basis. She does an amazing job and saves our community money by taking care of this chore herself. While focus on refurbishment and major maintenance of our carports and community streets and parking spaces have not been priority this past year, the Board has noted the incoming Board will most likely need to address these soon. At minimum, the carports are in need of paint and our streets have some areas that are in serious need of repair. Evaluation by industry professionals will greatly determine what will need to be done. Again, while we have a good reserve, in order to remain financially strong, depending on the extent to which work will be needed and the associated costs, the incoming Board will need to make difficult decisions and decide if special assessments will be necessary. The current Board has begun getting quotes to replace our entrance signs as the posts are rotted out and require replacement. There have been many ideas expressed on what they should look like and what information should be included on them. It will be great to see our entrances have new clean signs soon. It was recently noticed that some areas of our sidewalks have lifted due to tree roots. This was briefly discussed at the March board meeting but was tabled for the incoming board to address.

In Closing:

Want to give a big shout out to those who volunteered at our Spring Event, including board members and their family members and the homeowner who shared water and electricity so the misters could cool us and the cotton candy machine could give us a fun treat, and sometimes some laughs too! The hot dogs were grilled to perfection, the bounce house was hopping, the crafts were a delight and the conversation and getting to know our neighbors was delightful. I would also like to personally thank my fellow Board members for the time, effort, extra effort and willingness to work for our community. Thank you to David for being our Vice President, to Mindy for being our Treasurer, to Teresa for being our Secretary, and thank you to Wanda for being our Director At Large. Over the last 12 months it has been a pleasure having the privilege of work together and alongside our fellow neighbors to keep Northpointe 2 a place we all love. It has been incredible how much support we have received from owners and residents. We thank you for noticing and thank you for how active you have been this last year. And we want to continue to encourage each and every one of you to be part of the conversations. This is your community and your voice matters. It has been a great year and we look forward to what's to come. Thank you! Kelly Zimmerman, President, Northpointe 2 HOA

All the Best
Northpointe
2!!! Kelly