

Northpointe II HOA Board Meeting Notes
Monday, November 10, 2025 | 6 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, November 10, at 6 p.m. at Bashas' Deli. Meeting convened at 6:06 p.m. with a quorum of three Board members present.

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

Board Administration & Community Management Update: The Board discussed several resident issues that require work orders or maintenance, which GUD will administer, as follows:

- One unit needs to have the second parking spot identified, and there is one other unit where the spots are not correct. GUD will put in a work order to take care of this.
- GUD will also address some of the landscaping issues and inform Land Tamers to reduce the irrigation timers to continue to water trees and bushes.
- A hornet's nest has been reported on two occasions at Unit 1120; however, as that is located on the residential structure, it was determined the property owner is responsible for removal. If it's not taken care of by the property owner, GUD will put in a work order and the property owner will be charged.
- GUD will also put in a work order for one of the new signs that was down which was placed behind the dumpster, but will need to be reinstalled.
- On the sidewalk in front of Unit 1061 there are broken metal grates that have become a trip hazard. GUD will make a maintenance report to investigate and see what type of repairs are needed.
- Trees on the Bashas' property are hanging over the back fence and will need to be addressed with the Bashas' property manager.
- Vehicle for Unit 1134 isn't moving and has a flat tire, so will be tagged to fix the flat as the car has current tags.

Ant stakes are available and the Vice President will install as requests come in.

It was reported police were called in for residents fighting, which was taken care of and there have been no further incidents reported.

HOA President discussed common area management with Northpointe Commons HOA and presented them a letter for Commons to take care of common area along Higley Road as there is now legal clarification as to who is responsible. It was further presented to Commons HOA that since Northpointe II HOA has maintained and expended funds to remove dead/broken trees, Commons HOA should pay half the cost for removal. HOA President reported this was accepted by Commons HOA.

2026 Budget & Dues Discussion: GUD provided a 2026 Proposed Budget at the October HOA Board meeting, and this information was made available to residents through the website and HOA President's email to residents and property owners. HOA Board approved the proposed budget and the 2.7% July CPI increase to the HOA assessment bank as allowed per the Northpointe II HOA CC&Rs. The Board further approved a \$4.00 per month increase to the assessment dues passed on to owners for year 2026 as was needed to cover increased water costs and other increased expenses, raising the monthly assessment from \$96.00 per month to \$100.00 per month. The \$4.00 increase is a 4.17% overall increase from 2025 to 2026. The Board used the 2.7% CPI increase and pulled from the HOA assessment bank the remaining amount needed to increase monthly dues to \$4.00. For year 2027, the HOA assessment bank now has \$8.74 remaining as available to use along with the annual July CPI.

Landscape Update: Several residents reported their area did not get mowed during the week, which needs to be addressed with Land Tamers. A request was also made that the blade on the mowers be dropped again as leaves and sticks are being left behind when those should be picked up and bagged by the mowers.

In addition, several residents have reported bushes are not being maintained, along with rock areas. GUD will address these issues with Land Tamers to have them taken care of.

No bids were received for trees at this time, but GUD will address with Land Tamers.

New Business: Will need to include discussion of removal of crab grass and reseeding at the next meeting. Also, next newsletter will go out in January 2026, and need to start planning for the Spring event after the first of the year along with sending out notices for the event.

Owner/Resident Open Comments: None.

Next Meeting and Adjourn:

Next HOA Board meeting will be **December 8, 2025, at 6 p.m.** as Bashas'.

Meeting adjourned at 7:24 p.m. and no Executive Session was held.