

Northpointe II HOA Board Meeting Notes

Monday, October 13, 2025 | 6 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, October 13, at 6 p.m. at Bashas' Deli. Meeting convened at 6:05 p.m. with a quorum of the Board present.

Approval of Previous Meeting Notes: Meeting notes from the September HOA Board meeting held September 8 were approved.

Board Administration: Board continues to work with GUD Property Management (GUD) as they visit the property to identify any violations, discussed that more ant stakes are needed to address the ants in the common areas, GUD will reorder. Board also noted one vehicle has been parked in guest parking for months without moving. Tags are good but unknown which unit the vehicle belongs to so a copy of the rules was placed on the windshield. Board member swept near the dumpsters and noted the dumpster areas have been staying pretty clean.

Board considered two property owner applications – one for new windows and the other for new windows and French doors in lieu of the screen door on the unit. Both applications were approved for new windows; however, after some discussion, the French doors lack uniformity with all other units so French doors were not approved.

Community Management Update: GUD provided a preliminary draft budget for 2026, to be discussed further and considered for approval at the next Board meeting.

Landscape Update: It was discussed that after the last storm a large pile of pine branches was left after having the landscaper crew cut damaged branches and clean up the damage as much as possible. The cost was \$400 and not all branches were hauled away due to the amount. Several residents asked why downed branches from several storms ago, a lot of eucalyptus and fallen branches, have not been cleared at the driveway entrance to the west. In addition, a dead pine tree needs to be removed along Higley before it causes damage. It was brought to the Board's attention that Northpointe II is not responsible for maintaining the right-of-way along Higley Road, as that is Northpointe Commons' responsibility. GUD will find out if the water meter along Higley is for Northpointe II or Northpointe Commons to address future water bills for maintenance along Higley Road with Northpointe Commons HOA.

2026 Budget Review: GUD provided a 2026 Proposed Budget and there was discussion related to 2025 expenses and planned expenses for 2026, along with addressing the CPI increase. In addition, there was discussion about increasing the monthly dues to \$100 per month to meet the proposed budget as the HOA has been working to catch-up on much needed maintenance and repairs that were not addressed in previous years.

It was decided the Board will make the proposed budget available to the community prior to the November meeting so that interested property owners or residents can attend the November meeting to discuss. At the November meeting, the Board will consider for approval the 2026 budget and increase in dues.

New Business: None noted.

Owner/Resident Open Comments: None.

Next Meeting and Adjourn:

Next HOA Board meeting will be held **Monday, November 10, at 6 p.m.**

Meeting adjourned at 7:25 p.m.

No Executive Session was held.