

Northpointe II HOA Board Meeting Minutes

Monday, August 11, 2025 | 6 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, August 11, at 6 p.m. at Bashas' Deli. Meeting convened at 6:09 p.m. Four board members in attendance. Quorum was met.

Approval of Previous Meeting Minutes: Minutes from the July HOA Board meeting held July 14th was approved.

Board Administration: July financials were reviewed, approved then amended to open status when there was a question after approval regarding water and trash numbers. They need to be broken down individually for reporting and review purposes and will need to be addressed and divided out for 2026 budget. Bank sent over e-sign requests for Treasurer and President to add Treasurer to bank accounts but paperwork was wrong and bank will need to correct and resend e-sign requests. The board determined 2026 Budget review and planning needed to start and board President, Treasurer and Property manager will need to meet to learn more about the budget and start the budget draft for presentation. GUD Property manager will complete an analysis for this budget planning so they can be familiar with any possible changes or increases from vendors. CD's are performing well and started generating income for the community.

Community Management Update: We still have an issue with some of the units not having their parking spaces assigned correctly. The parking lot will need to be mapped to compare with the plat map before getting quotes to have the numbers on the parking spaces redone. The City of Mesa completed the traffic study and painting the curbs red for no parking at the driveway entrances for safety purposes has been completed. Property manager has notified appropriate utility company to replace 2 communication towers that are beyond repair on the property. Google fiber has been tabled as it is not a pressing matter and has a cost of \$1,200 to \$1,500 at minimum for the lawyer to review the agreement Google fiber sent over.

Owner/Resident Open Comments: None of note.

Landscape Update: Landtamers Landscaping has come on board as the new landscape company as of August 1st. They have asked for patience as they work to straighten up the landscape so we are going in the right direction instead of spending extra money to have a onetime clean up. Landtamers will be working on a quote for the trees on property which could be incorporated into the current landscape contract. Landtamers provided a quote of \$3,225 for an Irrigation Audit that would map the irrigation lines, controllers, backflow, sprinkler heads and bubblers that would need repair. This was approved by the board as this was not provided by

the previous landscape company and it was determined the audit is the best way to plan future replacements and maintenance of the irrigation system. Landtamers provided a quote for blowing the parking lot and driveways as there seems to be a lot of debris in the parking spaces in our parking areas. We currently have a street sweeping service that charges a monthly fee but will not commit to a defined schedule. Landtamers will do the blowing in a different zone each week of the month and residents can be informed of this schedule in order to move their vehicles to street parking during those zone times if they would like to have their spots cleared. Board agreed to counter Landtamers quote with a price of \$350 and preemptively approved the quote should Landtamers accept the \$350 counter offer. Some owners have expressed concern with tree roots damaging water lines and have asked that when trees are planted to replace trees that have been removed that they are notified of prospective placement so they can request trees not being planted directly in front of their units.

Pest Control Update: There was a discussion about the need for Pest Control around the green belts, sidewalks, dumpsters, irrigation valve boxes and drywells on a rotating schedule. GUD property manager will get some quotes and this will need to be addressed soon as we will have to include community pest control in the 2026 Budget if we are going forward with it. It was reported that roach sightings at the dumpsters have decreased over the past month.

New Business: No new business.

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

Meeting adjourned at 7:19 p.m.