

**Northpointe II HOA Board Meeting Notes**  
**Monday, December 8, 2025 | 6 p.m. | Bashas' Deli**

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A meeting of Northpointe II HOA Board was held on Monday, December 8, at 6 p.m. at Bashas' Deli. Meeting convened at 6:02 p.m. with a quorum of three Board members present.

**Approval of Previous Meeting Notes:** Meeting notes from the November HOA Board meeting held November 10 were approved, with the correction that the information for the vehicle in Unit 1134 should be attributed to Unit 1131.

**Board Administration & Community Management Update:** The Board discussed follow up on several resident issues – status is provided in **bold** below behind the issue.

- 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 – **once there is enough to do for their vendor to make it worthwhile.**
- GUD will address some of the landscaping issues and inform Land Tamers to reduce the irrigation timers to continue to water trees and bushes. **Informed Land Tamers of irrigation timers.**
- A hornet's nest was 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. **Hornet's nest removed.**
- 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. **Signs 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. **Metal grates are for drainage and will install in mid-December sometime.**
- Trees on the Bashas' property are hanging over the back fence and will need to be addressed with the Bashas' property manager. **The property is owned by the Hinkson Company and Dustin spoke with one of their property managers and learned they have the trimming of those trees already scheduled for the first part of 2026 unless we wanted it done now. Board decided to wait for time Hinkson Co already has scheduled.**
- 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. **Should be Unit 1131 – GUD will cite vehicle for repair.**

The following new resident issues were brought to the Board's attention:

- Unit 1013 parks A/C truck in guest parking. GUD will site the resident.
- GUD noted that parking area lights have been checked and replaced.
- Unit 1133 needs new ballast, which has been ordered.
- Unit 1013 has dogs barking which is a nuisance. GUD will investigate.

GUD provided financial information for November 2025 and Board discussed a couple of homes that were sold to ensure those transfer fees were accounted for, and then noted the November financials could be put on file. GUD also noted that Northpointe Commons had paid for tree maintenance along Higley per earlier discussions.

It was further discussed that there continues to be bulk trash set out by the dumpsters. Currently, there are two mattresses by one of the dumpsters. It was suggested putting contact info for "Dumping Dave" by dumpster and on webpage for residents who have bulk trash to contact him directly (phone: 480-360-5865). There was also discussion regarding having cameras or monitoring of dumpster locations, to be discussed further.

**Landscape Update:** GUD noted there is a meeting with Land Tamers on Thursday at 9 a.m. to discuss the lack of edging and oleander trimming, as well as discuss the removal of crab grass and reseeding, and killing the grass near edges of buildings.

The Board discussed approving the removal of a couple of dead trees, one Pine and one Ash, for \$1,750 and \$650, respectively, and trimming 2-4 Eucalyptus trees near Enrose for an amount not to exceed \$1,000 total. The motion passed.

**New Business:** Need to discuss planning for the Spring event at next meeting.

**Owner/Resident Open Comments:** Property owner for Units 1138 & 1139 submitted proposal for removing grass between the sidewalk to the two units as there are issues with watering near the building. This would essentially create a buffer area away from the buildings, and they would relocate existing irrigation, place a concrete curb as a border, install rip rap near drainage area and matching ¾" granite. The Board discussed at length as this is in community property and Board has discussed creating a buffer area around structures already to minimize water issues. Board asked property owner to clarify several items for further discussion at next Board meeting.

**Next Meeting and Adjourn:**

Next HOA Board meeting will be **January 12, 2026, at 6 p.m.** as Bashas'.

Meeting adjourned at 7:42 p.m. and no Executive Session was held.