

Northpointe II HOA Board Meeting Notes

Monday, February 10, 2025 | 6:30 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, February 10, at 6:30 p.m. at Bashas' Deli. Meeting convened at 6:31 p.m.

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

Board Administration: Statutory agent and Corporate Transparency Act (Beneficial Owner Information) has been submitted. February late fees will be waived as we continue to transition to GUD property management. Board approved new windows, which meet existing HOA requirements, for Unit 1144.

Painting of the curb for second parking spaces was discussed, as was painting numbers on the fascia of the parking stalls to more easily identify locations.

Owner/Resident Open Comments: None of note.

Community Management Update & Signage Discussion: GUD property management (GUD) stated January and February are transition months. They'll install new fire lane signs and are working on replacing dumpster signage to advise that bulk trash is not permitted. Also placing new towing signs and Board will send out email to enforce parking and add that residents should report violations to GUD. Added that carport lights are all operational as of last week.

Landscape Discussion: HOA Board and GUD are getting bids with companies that offer tree services and landscaping, having arborists and are registered contractors. Hope to have that available next meeting with any tree work taking place likely in April. Board reviewed the weed management proposal and approved weed management services.

Board discussed that there was a special watering service for trees in December, but no watering in February. In the future, will discuss with landscape professional the best way to maintain tree health.

Reserve Study Discussion: HOA Board discussed the reserve study and, upon discussion, decided to table this item and not move forward at this time.

2024 Tax Return & Annual Audit: GUD stated they're working on those items with the audit due by end of June and taxes due in March. Board approved GUD's accountant working on this within the budgeted \$480.00 already allotted for this service.

Northpointe II Spring Event: Board discussed a Spring Event to “meet the neighbors” which will be held on **March 22 from noon to 2 p.m.** GUD offered to assist in designing flyers and a Chairperson for the committee was selected. Board will ask for more volunteers.

Northpointe II Annual Meeting & Election: Board discussed having a nominating committee per the CC&R’s, and approved moving the annual meeting to April to better coincide with Northpointe II HOA’s annual report filing deadline with the Arizona Corporation Commission. Annual meeting will be held on the second Monday in April each year at 6:30 p.m. This year’s **Annual meeting will be held on Monday, April 14 at 6:30 p.m.**

New Business: Board discussed painting the back wall for a type of “community pride” day, so will look to do that in September.

Next Meeting and Adjourn: Next HOA Board meeting and future meetings to be held second Monday of each month. Next meeting scheduled for **Monday, March 10, at 6:30 p.m.**

Meeting adjourned at 8:13 p.m.