

NORTHPOINTE II HOA
OCTOBER 12, 2026 – 6:00 P.M.
OPEN MEETING – BOARD OF DIRECTORS
BASHAS' DELI – 1122 N HIGLEY RD, MESA 85205

AGENDA

- I. Call to Order
- II. Establish Quorum
- III. Review and Approve Meeting Minutes
 - a. September 14, 2026 Open Meeting Minutes
- IV. September Financial Report
- V. Ratify Decisions Between Meetings – N/A
- VI. Board & Management Updates
- VII. General Landscape Updates
 - a. Turf Conversion Phasing
- VIII. Old Business
 - a. Entrance Marquis Signage – Discussion and Review Proofs, Finalize and Vote on Design
 - b. Sidewalk Repairs – Discussion and Review Current Bids, Possible Vote
 - c. 2027 Budget - Discussion and Vote Regarding Budget & Assessment Increase
 - d. Pest Control – Discussion and Review Current Bids, Possible Vote
 - e. Repainting Assigned Parking Space Numbers – Discussion and Review Current Bids, Possible Vote
- IX. New Business
 - a. New Speed Limit & Trespassing Signage
 - b. Rules and Regulations Revisions for Compliance Standards and Inspection Policy – Discussion and Possible Vote to Adopt Proposed Revisions
 - c. 2026 Audit Level
- X. Open Forum
 - a. Call for public comments on matters within the jurisdiction of the Board of Directors. The Board cannot discuss or act on items that are not listed on the agenda. However, the Board may direct that a matter be placed on a future agenda for discussion and possible action. Owners wishing to speak must state their name and unit number for the record before addressing the Board.
Comments are limited to three (3) minutes per owner.
- XI. Executive Session Topics
 - a. Approval of January 12th, 2026 Meeting Minutes
- XII. Next Meeting Date – November 9th, 2026
- XIII. Adjourn

Account	Description	2026 Budget	2026 Actual	2027 Budget CPI + \$8.30 Bank	2027 Budget CPI + \$6.30 Bank	2027 Budget CPI + \$4.30 Bank	2027 Budget CPI + \$2.30 Bank	2027 Budget CPI \$3.70 Only
NP II (Northpointe II) Homeowners Association								
Account	Description	2026 Budget	2026 YTD	2027 Budget	2027 Budget	2027 Budget	2027 Budget	2027 Budget
Operating Accounts								
Income Accounts								
INCOME				@ \$112	@ \$110	@ \$108	@ \$106	@ \$103.70
40-4010-00	General Assessments	\$182,400.00	\$110,029.01	\$204,288.00	\$200,640.00	\$196,992.00	\$193,344.00	\$189,148.80
40-4040-00	Interest Income	\$3,000.00	\$2,192.23	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
40-4200-00	Late Fees	\$0.00	\$1,859.05	\$2,208.00	\$2,208.00	\$2,208.00	\$2,208.00	\$2,208.00
40-4207-00	Fines & Violations	\$0.00	\$833.00	\$840.00	\$840.00	\$840.00	\$840.00	\$840.00
Income Accounts Total		\$185,400.00	\$114,913.29	\$208,836.00	\$205,188.00	\$201,540.00	\$197,892.00	\$193,696.80
Expense Accounts								
LANDSCAPING & GROUNDS								
50-5001-00	Contract Landscaping	\$42,000.00	\$39,327.00	\$68,724.00	\$68,724.00	\$68,724.00	\$68,724.00	\$68,724.00
50-5002-00	Landscape Extras	\$4,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
50-5004-00	Irrigation Maintenance	\$5,500.00	\$13,000.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00
50-5006-00	Backflow Inspection / Maintenance	\$0.00	\$1,744.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
50-5009-00	Fertilizing / Weed Control	\$2,500.00	\$0.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00
50-5012-00	Tree Maintenance	\$15,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
COMMON AREA MAINTENANCE								
54-5408-00	Repairs & Maintenance	\$5,000.00	\$5,511.99	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
SERVICES								
51-5129-00	Parking & Street Sweeping	\$3,600.00	\$1,350.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
UTILITIES								
55-5506-00	Electricity	\$9,000.00	\$6,924.71	\$9,270.00	\$9,270.00	\$9,270.00	\$9,270.00	\$9,270.00
55-5510-00	Water & Sewer	\$35,836.00	\$67,034.24	\$38,015.00	\$38,015.00	\$38,015.00	\$38,015.00	\$38,015.00
55-5513-00	Refuse	\$19,000.00	\$9,798.54	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00
GENERAL ADMINISTRATIVE								
66-6601-00	Accounting / Audit / Tax Prep	\$950.00	\$1,175.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00
66-6630-00	Legal - General Consultation	\$1,200.00	\$0.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
66-6632-00	Collection Expenses	\$0.00	\$1,859.05	\$2,208.00	\$2,208.00	\$2,208.00	\$2,208.00	\$2,208.00
66-6634-00	Compliance Letters	\$0.00	\$268.00	\$840.00	\$840.00	\$840.00	\$840.00	\$840.00
66-6635-00	Insurance	\$3,013.00	\$3,013.00	\$3,224.00	\$3,224.00	\$3,224.00	\$3,224.00	\$3,224.00
66-6654-00	Coupon Books / Statements	\$3,600.00	\$2,466.30	\$3,696.00	\$3,696.00	\$3,696.00	\$3,696.00	\$3,696.00
66-6656-00	Management Fees	\$21,600.00	\$18,000.00	\$21,600.00	\$21,600.00	\$21,600.00	\$21,600.00	\$21,600.00
66-6659-00	Printing, Copies, Envelopes, etc.	\$660.00	\$560.55	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
66-6660-00	Postage	\$300.00	\$210.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00
66-6663-00	Social Expense	\$504.00	\$262.40	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
66-6674-00	Misc Administrative Expense	\$500.00	\$108.00	\$820.80	\$820.80	\$820.80	\$820.80	\$820.80
66-6683-00	Licenses & Permits	\$0.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
66-6684-00	State Taxes	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
66-6684-00	Income Taxes	\$0.00	\$178.00	\$128.00	\$128.00	\$128.00	\$128.00	\$128.00
66-6653-00	Meeting Expenses	\$0.00	\$472.50	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
RESERVES EXPENSE								
70-7002-00	Reserves - Reserve Contribution	\$12,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense Accounts Total		\$185,813.00	\$202,325.28	\$204,037.80	\$204,037.80	\$204,037.80	\$204,037.80	\$204,037.80
Operating Accounts Net		-\$413.00	-\$87,411.99	\$4,798.20	\$1,150.20	-\$2,497.80	-\$6,145.80	-\$10,341.00