

Northpointe II HOA Board Meeting Notes
Monday, February 9, 2026 | 6 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, February 9, at 6 p.m. at Bashas' Deli. The meeting convened at 6:02 p.m. with a quorum of four Board members present.

Approval of Previous Meeting Notes: Meeting notes from the January HOA Board meeting, held January 12, 2026, were approved.

Board Administration: The Board discussed financials provided by GUD for January 2026 and accepted as recorded. In addition, the Board discussed follow-up on resident issues from the previous meeting and any new notable issues:

The following new resident issues were brought to the Board's attention, and it was determined that GUD will tag and tow owners in guest parking or with expired plates, and will send an email to all owners/residents stating parking will be monitored:

- Unit 1034 – vehicle with expired tags from 05/2025 – GUD will tag.
- Unit 1127 – vehicle in guest parking with expired tags – GUD will tag.
- Unit 1013 – work vehicle in guest parking.

Community Management Update: GUD discussed the following:

- They will get bids for storm drain cleanout to address some of the stormwater issues in the parking area.
- One resident attending the meeting indicated there were branches overhanging their home and GUD stated they will get that taken care of.
- GUD met with the contractor for signage, and will provide an estimate at the next meeting, with a rough estimate of about \$1,300 each. Each would include street address, which units are located at that parking area, and no trespassing signage, to replace the existing, very old wood signage.

GUD also noted that the annual meeting will be held on Monday, April 13, and they'll need to send out a Call for Nominations for anyone interested in becoming a Board member. Two current Board members have their terms ending, so would be up for reelection. GUD will send out information to Northpointe 2 properties to determine interest in Board positions.

Landscape Update: Landtamers' provided the HOA Board a flyer regarding the hard-trimming back of shrubs which Board President will distribute with next e-newsletter.

Grounds Maintenance & Repair: The Board preliminarily discussed pulling back areas around pony walls and structures by five feet. There was no consensus reached but many items for consideration were brought up to include cost of five feet of removals and future maintenance, future landscape costs for new shrubs/growth, reconfiguring of irrigation, and needing to customize for each area. It was noted that grass/weed killer has already been applied to all structures for about one foot out from the structure/wall to reduce growth/maintenance along structures, which appears to have accomplished the goal; however, water from irrigation onto walls/structures continues to be an issue. The Board will discuss at a future meeting before moving forward.

Animal Concerns: The Board and GUD have received several concerns regarding dogs barking, dog waste not being picked up by responsible dog owners, and dogs being chained in community areas and left unattended.

GUD will include a notice in the next newsletter to pick-up your dog waste. In addition, GUD will contact units that have been reported for excessive dog barking and dogs being chained in community areas. It was noted that Northpointe 2 Rules & Regulations specifically prohibit dogs from being chained in community areas.

Spring Event: HOA Board discussed the Spring Event, to be held March 21, regarding raffle prizes and games, and we're fortunate we have a returning volunteer to take care of food. More discussion will take place at the March 9 meeting.

New Business: None.

Owner/Resident Open Comments: None.

Next Meeting and Adjourn: Next HOA Board meeting **March 9, 2026, at 6 p.m.** at Bashas'. Meeting adjourned at 7:34 p.m. – no Executive Session held.