

Northpointe II HOA Board Meeting Notes

Monday, September 14, 2026 | 6 p.m. | Bashas' Deli, 1122 N Higley Rd, Mesa

The regular Northpointe II HOA Board meeting convened on Monday, September 14, 2026 at 6:01 p.m. with a quorum of four Board members present (President Zimmerman, Vice-President Rivera, Secretary Makinen, and Treasurer Shapley).

Approval of Previous Meeting Notes: Meeting notes from both the regular Board meeting held August 10, 2026, and from the special Board meeting held August 25, 2026, were approved.

Financial Reports: The Board discussed financials provided by GUD with questions regarding being under budget for landscape, and the cost of water bills. Tamar noted GUD needs to pay landscape bills yet and landscapers did not manage water as prescribed, so water came in higher but is now off as we transition to new landscape company. Discussion also came up regarding high cost of bulk item haul-off from large items left at dumpsters and strategies for deterring those offenses. Board also asked about delinquencies and Tamar will look into it. After discussion, the financials for July and August 2026 were accepted as recorded.

Ratify Decisions Between Meetings: None.

Board & Management Updates: Concern was raised regarding Board member Richard Scott's continued absence from Board meetings since his election in April. No other updates outside of planned agenda items were discussed.

General Landscape Update: Tamar stated that Brightview is on board as new landscape company and they are currently conducting an irrigation audit and will reconcile that with the Sunworks information. She went on to say she's waiting on irrigation maps from Sunworks. The water is off currently and after some discussion, as we draw near to fall, it was determined to leave the water off as it would normally be turned off in late fall/winter and we would not gain much by having it on a couple more weeks, just to turn it off again. There was a brief discussion regarding watering of trees during winter.

Tamar also noted that the tree trimmers were out and she wants them to do an on-site to complete a few items.

Old Business: The following old business items were discussed as noted on the Board agenda:

- **Entrance Marquee Signage:** Board discussed marquee signage related to color and content. Tamar will get a couple of renderings to provide to the Board for further discussion/approval.
- **Sidewalk Repairs:** Tamar stated she received three bids for sidewalk repairs as they present trip hazards; however, she is still waiting for another bid. Board President noted she has seen a couple of companies out looking at sidewalk so it's nice they are taking the time to provide an accurate estimate. This item was tabled until the October meeting.

- **Compliance Standards & Inspection Policy:** Tamar provided a matrix of items for compliance standards as evaluation criteria for violations. The Board discussed parameters of each for revisions to matrix, to be presented at the October Board meeting for consideration/approval. Comments related to the Compliance Standard matrix included the following:
 - Solar panels – HOA can say where they can be installed but can't limit their effectiveness.
 - Permanent shade structure – must be kept in good repair
 - Patio umbrellas – must be kept in good repair
 - Cable wiring – should be affixed to structure and painted complementary to home
 - Grills – remove reference
 - Paint – next inspection will be scheduled for Fall 2027, unless it needs to be addressed sooner due to poor condition
 - HVAC units – remove reference, units are on top of structures
 - Blinds – must be kept in good repair
 - Boat/RV/Trailers – remove references, not allowed
 - Commercial vehicles – has to fit in assigned space, can't stick out behind parking spot, must be standard size vehicle and in good condition, can't block sidewalk. If it's parked not in an area where people would typically walk, give grace.
 - Discussion took place regarding the 21-day process.
- **2027 Budget – Discussion and Vote Regarding July CPI per NP2 Tract CC&Rs:** Board Treasurer and GUD will develop draft 2027 budget for discussion at October Board meeting.

Board passed raising maximum assessment by 3.4% per the CPI. Maximum assessment is currently \$108.74 and with the 3.4% CPI increase (\$3.70) will increase the maximum assessment to \$112.44. It was noted this is the "ceiling" for dues; however, is not the amount property owners are paying currently, or the Board is considering for 2027, which will be discussed with the budget in a future HOA Board meeting.

- **Pest Control:** Tamar noted she is waiting for additional bids, so the Board tabled this discussion until all bids come in.

New Business: The following new business items were discussed as noted on the Board agenda:

- **Street & Parking Area Maintenance:** Tamar is waiting on bids, so item tabled for now.
- **Repainting Assigned Parking Space Numbers:** Discussion related to placement of parking space numbers, possibly on asphalt for better visibility. Item tabled while waiting for bids.
- **Proposed Fall Newsletter:** Board President provided draft Fall Newsletter to send out to property owners for review by Board. Will be sent out in the next week after Board members review.

Open Forum: No resident comments of note.

Executive Session Topics: No Executive Session held.

Next Meeting and Adjourn: Next HOA Board meeting will be held **October 12, 2026, at 6 p.m.** at Bashas'. Meeting adjourned at 8:09 p.m.