

Northpointe II HOA Board Meeting Notes

Monday, January 13, 2025 | 6:30 p.m. | Bashas' Deli

A meeting of Northpointe II HOA Board was held on Monday, January 13, at 6:30 p.m. at Bashas' Deli. Meeting convened at 6:31 p.m.

Approval of Previous Meeting Notes: Notes from the December HOA Board meeting held December 2 were approved.

Owner/Resident Open Comments: None of note.

Community Management Update: GUD property management (GUD) has taken over management as of January 1, 2025, and sent out information to all property owners. A couple HOA Board members walked the property with GUD to establish expectations, and noted that there are a couple of lights out at parking stalls. GUD noted they will send out statements every month unless property owners go into the portal and toggle that you want email statements. It was noted that mailed statements come at a cost to the HOA, whereas email statements do not.

Landscape Discussion: HOA Board and GUD are looking into getting quotes for landscape and removal of dead trees to evaluate identify the best direction. Would like to be able to look at options as early as Spring 2025.

Northpointe II HOA 2025 Rules & Regulations Approval:

HOA Board and those in attendance discussed the updated rules and regulations and there was some discussion about vehicles parked in other resident's parking area and what steps to take. One property owner stated it may be an issue for 3-bedroom homes that only have two parking spaces to have to park out on the street. It was discussed that everyone should be aware of the CC&R's and rules during purchase, wherein it states each property is assigned two parking spaces.

After discussion, the HOA Board unanimously voted to approve the 2025 Rules & Regulations, and incorporated that vehicles illegally parked in assigned parking spaces will be subject to tow at the owner's expense. The 2025 Rules & Regulations will be finalized and emailed out to property owners and available on the website.

Signage Discussion:

HOA Board discussed needing updated signage for several purposes, and will discuss in future meetings, which include, but may not be limited to, the following:

- Fire lanes – painting of fire lanes (red on curb) near driveway entryways because on-street parking at those locations hinders site visibility for those entering/existing the parking areas.

- Dumpster signage – posting information on dumpsters to inform people there is no bulk trash and there will be fines imposed.
- Parking stall/Building numbers – it was discussed that it may be helpful to number parking stalls for people to easily find locations for deliveries, etc.
- “No Trespassing” – need to replace this signage as it is very old, located at the entry to parking areas.

New Business:

The following topics were brought up as “new business” Parking spot numbers need to be redone and numbers or something on the buildings so deliveries/visitors can find units.

- Reserve Study – it was brought up that it may be helpful to do a reserve study for the community. GUD will get a quote on what that study may cost for the Board to discuss at a future meeting.
- Corporate Transparency Act – the HOA Board will complete submitting this information.
- Statutory Agent Change – GUD will complete this action with input from the Board.
- Annual Meeting – it was discussed that the Board needs to start planning for the annual meeting and elections in May. HOA Board and GUD will review previous election information for previous terms.

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

Meeting adjourned at 7:57 p.m.