

June 02, 2016

Northwood Ridge Homeowners Association Annual Meeting.

Thursday June 2nd at 6:30pm held in Robert Seto's garage.

Meeting was called to order by Robert Seto at 6:35pm.

Elected Officers present:

Robert Seto – President

Terri Exner – Secretary

Jed Reynolds- Treasurer

Additional HOA present:

Al and Joyce Garson

Ryan Sherman

Justin Crisostomo

Cesar Rascon

Kendahl Horvath

Lauren Davis

Tom and Catherine Turley

Kim Bergesen – KSB consulting

Kevin Nguyen - 7pm

Agenda for the meeting included:

Voting on Purposed budget for 2016

Financial Review

Voting Jed Reynolds to join the board and any other homeowners

Open Discussion, questions and concerns from the members

Beginning discussion was what we had in Reserve and Operating. Current bank balance \$9103 in Operating and \$10573.31 in Duplex Reserves and \$3205.65 General Reserve.

There was concern regarding the Proposed Land Use around our neighborhood. If homeowners could contact the Public works for the traffic and street lights and contact Planning for handling New development. (The more voices the more things can happen).

Discussion on Rental units and FHA with being 50%.

When Drain cleaning is scheduled and cost to clean. Kim confirmed with Innovac services that Vault maintenance is not required for 2016.

Common area issues with the gate and lock not latching and needs to be fixed to anchor down and lock. (Kim confirmed estimate with Simpson's Landscaping at \$140).

Informed by Justin he put up a fence on his property to close off his portion and it would help if Chris in the front house would do the same so others can use this area freely.

Parking and dog issues were brought up. Everyone needs to respect each others property and to pick up dog droppings. Please be respectful and keep to their own properties, this includes each owners driveway, sidewalks and landscape. A issue with a trailer was brought up since it continuously been parked in the front not allowing other owners to use this space. No parking is allowed at the end of each road unless discussed amongst themselves by the homes effected and for a limited time if that. No extra parking is allowed next to each property for excessive time. It is dangerous and not courteous to the other owners. It is also important that the common area gate not be blocked on the street to allow others to visit it and to allow our landscape company to enter.

Dirt and Bark - Joyce brought up to ask if we could have dirt and bark brought in to cover the roots at the front of our entrance and added if we all wanted to participate to include our own properties for a fee. She also asked if we wanted to see if the HOA would like to have everyone's personal information (Emails, phone #s) for contacts.

Voting of the HOA elected Jed as Treasurer.

Please remember if you are not current on your dues to please submit to Kim as soon as possible.

To finalize up the HOA meeting , Kim will get estimates for the bark in the front flowerbeds and to have a letter sent to each owner in regards to parking, dog pickup and personal property.

Meeting adjourned at 7:30pm

Sincerely,

Terri Exner
Secretary