NPHOA Board of Director’s Regular Meeting

February 13, 2024

The meeting was called to order at 1:44 p.m. In attendance were Carol Ciufolo, Mike Ciufolo and Joe Mruk. Zuza Bohley joined the meeting later. This meeting was conducted using Zoom.

Approval of January 2024 Minutes: The minutes were approved by virtual vote on January 26, 2024 and were posted on the website.

Approval of January 2024 Treasurer’s Report: Carol moved and Joe seconded that the Treasurer report be approved. All present voted “Aye”.

OLD BUSINESS

1. 2024 Annual Dues: Three homeowners have not yet paid. A letter was sent to each homeowner advising them that if not paid by March 1, 2024 a $25.00 late fee would be assessed.

2. Kings Ridge Townhomes re Fence Funding: They have declined to provide funds.

3. 3328 Wright Circle – Truck: The truck has been parking occasionally on the corner of Franklin and Kings Ridge but is still predominantly parking in the neighborhood. The tires are still in the bed of the pickup, the tire continues to go flat and the registration is still expired. Carol will send out an email for a “seconding” of the motion and all members can vote.

4. 4969 Franklin Drive – Inoperable Vehicle: The vehicle has been moved out of the street and on to the driveway pad. The broken window is not visible from the street.

NEW BUSINESS

1. 3256 Wright Avenue – Landscape Proposal Back Yard: The proposal’s only greenery in the back yard was for planting beds and container plants. This will not achieve the 70% greenery requirement. A response will be sent suggesting that less artificial turf be used in the area closest to the front fence or xeriscape greenery (native grass, ornamental grasses, etc.) be included in that space to better achieve the greenery requirement. At a minimum, the larger mulched area will need to be planted with in-ground shrubs or ornamental trees and not containers or planters. In particular the section behind the front fence should be planted with in-ground greenery to screen the artificial grass from view. Carol moved and Joe seconded the motion to proceed as stated. All present voted “Aye”.

2. 3194 Noble Court – Fence Issue: The perimeter fence is leaning into the yard toward some existing greenery. The Vista Village fence is leaning against the HOA fence, and is bolted to our fence at one point (which may have been done by our contractor). A small tree has grown up and its branches are coming up between the two fences and pushing against the HOA perimeter in the direction of the homeowner’s inner yard. We will take this up with the Vista Village management and will have our new fence repair person look at it to see if there is any bracing that can be done in the meantime.

3. Financial Review: Dennis Duffy has agreed to review the financial documents for 2024 and provide a written report. Mike moved that we increase the gift card honorarium from $100 to $125. Zuza seconded the motion and all present voted “Aye”.

4. 2023 Annual Meeting: We will need to schedule this meeting for March to be in compliance with the Covenants.

5. 3315 Wright Circle – Vehicle Parked Across Sidewalk: Carol moved and Mike seconded the motion to send the initial Noncompliance advisory email to the homeowner. All present voted “Aye”.

6. Spring Cleanup: Carol reported that Susan Jones has agreed to be the organizer and leader of this year’s efforts. Last year’s cost was $100. The Board agreed to set that as the initial budget and revisit if needed once planning is complete.

Adjournment