

Northridge At Prairie Falls Meeting—Agenda
October 9, 2024 at 6:00 PM
Excell Property Management—Office

Call Meeting to Order- 6:04pm by Jerry, 2nd Bill

Attendance- Jerry, Deanna, Bill, Leonard, Shantelle, Susan, Marvin, Tony, Michelle

Approval of Meeting Minutes—April 3, 2024—Jerry 1st, Bill 2nd

Financial Discussion:

Approval of Financial Statements—August 2024—Jerry 1st, Leonard 2nd

Budget 2025—Review and Approve—Jerry 1st, Marvin 2nd

Judgment Mediation—Letter Excell Negotiation Rights/Vote (change from previous, can relieve some violations)

6 Judgements—Filed 2024

Outstanding Dues Previous Years Through 2024 – 10

Properties without Liens Making Payments – 1

Liens Placed on Properties – 9

Properties with Liens Only Making Payments – 2

Properties with Liens Only Not Making Payments – 6

Judgments on Outstanding Dues Not Making Payments – 1

Judgments on Outstanding Dues Making Payments – 0

Board Member's Report—

Landscaping

Building Grounds—Blow Out Sprinklers

2025 Landscaping Contract—Building Grounds/Additional Quotes

Fall Clean Up—Trim Trees

Additional Items for Discussion/New Business:

Owner Communications—Violation Notices

CCR's Changed—Board Door Knocking (Need 66%, 95 total, 55 more)

Need to Spray Lifting Sidewalks with Orange Paint/Grind Down

Jerry will do this

Repaint—Entry Signs

Called a Few People—Busy End of Year—Wait until Spring

Halloween Contests—Signs/Prized/Dates

3 categories: Spookiest, Friendliest, Most Variety

Judge October 25
Post October 26
Fall 2024 Newsletter—Review Draft

Open Floor for Discussion

Michelle came to discuss lien

After hearing her side, we discussed possibly having her pay for the lien fee as well as the initial violation and then taking away the rest with the understanding that this won't happen again. Jerry will send an email for us to vote.

Next Meeting Date— March 2025

Meeting Adjourned 8:12pm—Jerry 1st, Bill 2nd