

Northridge At Prairie Falls Meeting-Minutes
May 14, 2025 at 6:00pm
Post Falls Library

Call Meeting to Order- 6pm by Jerry, Justin 2nd

Attendance- Deanna, Jerry, Justin, Shantelle, Kimberly Falconer, Teree Michalak, Gary Zakicek, Michelle Genet

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

Financial Discussion:

Final notice sent out for past 2025 dues

Liens will be filed on outstanding dues in May

2025 approved budget

Current liens only on properties = 6

Small claims court actions-judgments = 3

Review of past due accounts:

Number of properties past due = 17

Number of properties under monthly payments = 4

Number of properties not paying = 13 → place liens

CCR – Violation enforcement

Certified letters will be sent

Current law – no warning required

1st offense \$150

Fines will be issued—fines double each occurrence

Code Enforcement – Post Falls Police Department

Properties referred directly to PFPD – effectively handled

Newsletters

Sent out in the spring and fall with lots of good information and status updates on issues addressed by the board of directors

Board approval – building structures/fences/outbuildings

Requests submitted to Excell Property Management and reviewed by the board of directors for approval or disapproval

Annual Community Garage Sale

Board has decided to discontinue the community garage sale

Community contest – alternating between Halloween and Christmas each year

- Best lawn contest

- Best decorated house – Halloween

- Best decorated house – Christmas

Additional Items for Discussion

- Perimeter fence – keep trees and shrubs out

- Replacing damaged fencing – old fence screwed together

- Reporting aggressive dogs in the neighborhood

- Replacing entry signs

- CCR rules changed and updated

- Proxys need returned

Floor open for discussion

- Continued talk about dog attacks

Meeting Adjourned- 6:46pm Jerry 1st, Justin 2nd