

Northridge Heights Homeowners Association

Quarterly Meeting Minutes

Wine, Beer and Spirits, 5220 N. 27th Street

April 28, 2026

The meeting was called to order by Kent Taylor at 6:36 p.m.

Board Members present:

Kent Taylor, President Arrived at 6:35 p.m.

Kathy Rowlands, Vice President

Marilyn Busboom, Treasurer

Tony Peters, Member at Large

Em Chilese, Secretary

Members present: Meylonie Schatz, Tee Welton, Ronda Welton, Verna Hawkins, Gary Ryba, Paul Babl, Jeff Sloan, Karen Sloan, Diana Sanderson, Rose Blair. Proxies voted were (4) paper proxies brought by Verna (13) online proxies that can be voted by any officer were in hand. Quorum was established.

APPROVAL OF MINUTES:

The minutes from the previous meeting were presented and reviewed. Gary Ryba moved, Diana Sanderson seconded, to approve the minutes. Motion carried.

When the quarterly meeting email notices are sent, it was suggested to attach a copy of the previous meeting minutes as well as the agenda for the meeting. The board will try to have the agenda set but there may be last minute changes.

TREASURER'S REPORT:

Marilyn Busboom presented the March 31, 2026, Balance Sheet and Income Statement. The treasurer's reports were filed.

OLD BUSINESS:

Kathy Rowland moved, Kent Taylor seconded, to elect Marilyn Busboom as treasurer. Motion carried.

Kent Taylor moved, Verna Hawkins seconded, to approve the 2026 budget presented. Motion carried.

Notes about the 2026 budget:

- The HOA's income tax responsibility will be reflected on the budget and offset by interest income earned. Payment of income tax does not come from dues income.
- The budgeted amount for fun and events of \$1,839.62 is a number used to balance the budget to the \$11,700.00
- The lawn service and snow removal has changed to Eddy's Lawncare effective May 2026.

NEW BUSINESS:

- Homeless camps in the wetlands – call the police if you see any homeless people. They will cite or arrest them. If you see them take pictures and send them or call the police.
- May garage sales – 5/15 & 5/16
- Yard of the month is held May through September. Monthly winner is selected by the board and receives a \$35 gift card.
- Verna Hawkins suggested we meet in a place that is more private and quieter.
- Tee Welton stated there is a concern that trailers, RVs, and other types of vehicles parked more than 14 days on a driveway are not being addressed by the board. Kathy Rowlands reminded that there is a process to submit an official complaint via the website.
- Meylonie Schatz brought up a concern about the semi truck parked in the driveway over 14 days. Kent Taylor stated these are work vehicles and it is ok they are parked in the driveway.
- *There was discussion of not using HOA funds to purchase any alcohol at any HOA party or function.
- Kent Taylor made a note if anyone sees a covenant violation, please send a letter or complete the online form or send an email to the board.

Adjournment

Kent Taylor moved, Kathy Rowlands seconded, to adjourn the meeting. Motion carried. The meeting adjourned at 7:40 p.m.

Next Meeting

July 28, 2026 at 6:30 p.m. at Wine, Beer & Spirits – 5220 N. 27th Street.

Minutes submitted by: Em Chilese

*Amended & approved to include this sentence at the July 28, 2026 meeting