

## Minutes of the July 9, 2019 meeting of the Northrock Residential Assn Board

The meeting was called to order at 7:03pm

Board members Bill Merchant, Doug Barylski and Pat Smith were in attendance.

Hearing was conducted with an owner of 192 N View Circle. A motion was approved to close violation action with 192 N View Circle.

Hearing was conducted with an owner of 220 West Ridge Ct.

Minutes of the April 9, 2019 Northrock Residential Assn were approved.

Proposed motion to cease HOA maintenance of the west-side right-of-way was held in favor of sending a letter to the Town of Warrenton advising them of the HOA intention to cease maintenance due to the discovery that the property is not owned by the Northrock Residential Assn.

Motion approved for \$2,303 tree remediation contract with Blue Ridge.

Doug Barylski presented information about potential grounds enhancements to reduce stormwater runoff. A meeting with Town officials is planned for July 29<sup>th</sup> to present an idea for a bio-retention facility to improve stormwater runoff.

Motion approved to renegotiate price of landscape maintenance contract to delete fertilizer application in the following areas:

Common Area 1 from the north edge of #82 N. View Circle to the west edge of #130 N. View Circle, except continue application within 5 ft of the trail.

Common Area 3 from 10 ft away from Fletcher Dr. and North Hill Dr.

Common Area 8 flat area west of a line drawn from the villas section of N. View Circle

Common Area 9 triangle behind #152 and #158 N. View Circle, with continued application within about 20 ft from those properties.

Homeowners Forum:

Concern was raised regarding North Hill Dr extension for the new home development. Current site plans will be requested from the Town.

A homeowner recommended advertising the agenda for Board meetings.

A homeowner suggested establishing a Google group to advertise the agenda for Board meetings.

The regular meeting was recessed to open an executive session at 8:24pm.

The executive session was opened at 8:32pm.

The executive session was adjourned at 8:40pm and the regular meeting re-opened.

Motion was approved to require replacement of the roof of 220 West Ridge Ct in accordance with Northrock architectural requirements within 90 days, which may be extended by written request. If the roof is not replaced within the 90 days, and written request for extension is not received, a fine of \$10/day may be assessed. A design review application must be submitted for the roof replacement.

Motion was approved to appoint Rita Hawes of 226 N View Circle to the Board through December 31, 2019.

The meeting was adjourned at 8:45pm

Respectfully Submitted,  
Douglas Barylski