

NORTHRIDGE OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
May 11, 2021

1) CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held by Zoom (due to COVID-19 restrictions) on May 11, 2021. The meeting was called to order by President, Kambiz Farnaam at 7:04 P.M.

Board Members Present: President, Kambiz Farnaam; Vice President, Rizwan Hassan; Treasurer, Steve Young and Secretary, Matt Pearson.

Board Members Absent: Member-At-Large, Carol Therien

Management Present: Tim Morgan and Kelly Johnson

Others Present: NONE

2) ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY RIZWAN TO ACCEPT THE REGULAR BOARD MEETING MINUTES OF JANUARY 5, 2021. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) FINANCIAL REPORTS

• March 31, 2021 Financials and Related Bank Statements

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY MATT STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF DECEMBER 2020 THROUGH MARCH 2021:

- 1) Bank Reconciliations Operating Account*
- 2) Bank Reconciliations Reserve Account*
- 3) Review Bank Statements*
- 4) Actual To Budgeted Operating Revenues and Expenses*
- 5) Reviewed Actual Op Inc To Expenses Statement*
- 6) Review Actual Reserve Income and Expense Statement*
- 7) Review Operating and Reserve Income and Expenses Statement*
- 8) Review Operating and Reserve account General Ledger*
- 9) Review Delinquent Assessment Receivable Report*

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) HOMEOWNERS COMMENTS

- Several homeowners inquired about the pool being opened by reservation only and suggested there be open swim with volunteer monitors in place on Fridays (11a.m.-8

p.m.), Saturdays (11a.m.-8p.m.), and Sundays (11a.m.-8 p.m.) to allow homeowners more opportunities to utilize the Northridge pool and spa. *The decision to utilize a reservation system rather than hire monitors was not based upon cost, but due to the following factors: reliability of pool monitors, pool monitor harassment from owners and teenagers not wanting to follow the County's rules, frequent no shows or last minute change of plans leaving the pool unattended, the manager from PM&A previously doing the hiring, training, scheduling, and supervising of monitors did not sign up for role again after last year's experience, a majority of employees hired were between 16-21 years old and some incidences occurred that cannot happen in an HOA setting, liability concerns, in addition to consideration that these guidelines may be temporarily in place, as the state is supposed to reopen as of June 15th and it would not be practical to hire help and let them go after a few weeks when they could obtain work for the summer elsewhere.* The Board was in agreement to allow specified members to create and be responsible for a monitoring system to allow open swim on Fridays, Saturdays, and Sundays from 11 a.m. to 8 p.m. at Northridge Pool.

5) OLD BUSINESS

6) TABLED BUSINESS

- None

7) NEW BUSINESS

- Website

A MOTION WAS MADE BY RIZWAN AND SECONDED BY MATT TO APPROVE THE BID FROM MANAGED SOLUTIONS IN THE AMOUNT OF \$2,700.00 FOR THE SET UP, MAINTNANCE, AND SUPPORT OF A WEBSITE IMPLEMENTED FOR NORTHRIDGE HOMEOWNERS ASSOCIATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

8) ADJOURNMENT

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY STEVE TO ADJOURN THE REGULAR BOARD MEETING AT 7:55 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

