

**NORTHRIDGE HOMEOWNERS ASSOCIATION
RECONVENED ANNUAL BOARD MEETING MINUTES
October 5, 2021**

1) CALL TO ORDER

The Annual Meeting of the Northridge Board of Directors was held on October 5, 2021 at the Northridge Clubhouse. The annual meeting was called to order at 7:01 P.M. by President, Kambiz Farnaam.

Board Members Present: President, Kambiz Farnaam; Vice President, Rizwan Hassan; Treasurer, Steve Young; Secretary, Matt Pearson and Member-at-Large, Carol Therien

Board Members Absent: None

Management Present: Tim Morgan, Anita Aragon, and Crystal Barragan

Others Present: NONE

2) ESTABLISH A QUORUM

The Annual Meeting quorum requirement is representation from 51% of the 375 lot owners which is 191. The quorum requirement for a reconvened meeting is 25%, which is 94. Management received 141 proxies. As such, a quorum was established

3) ELECTION

This was a contested election. There were 5 candidates running for three open Board positions.

A MOTION WAS MADE BY CAROL AND SECONDED BY KAMBIZ TO APPOINT HEIDI YAMAGUCHI AS THE INSPECTOR OF ELECTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Kambiz Farnaam with 98 votes was re-elected. Rizwan Hasaan, with 70 votes was not re-elected. Matt Pearson with 113 votes was re-elected. Michael Fitzgerald with 79 votes was elected. Daniel Nissim with 13 votes was not elected.

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO AFFIRM BOARD POSITIONS BE AS FOLLOWS:

<i>PRESIDENT:</i>	<i>KAMBIZ FARNAAM</i>
<i>VICE- PRESIDENT:</i>	<i>MICHAEL FITZGERALD</i>
<i>TREASURER:</i>	<i>STEVE YOUNG</i>
<i>SECRETARY:</i>	<i>MATT PEARSON</i>
<i>MEMBER-AT-LARGE:</i>	<i>CAROL THERIEN</i>

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) EXCESS OPERATING INCOME RESOLUTION

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY STEVE TO ROLL OVER ANY YEAR END 2021 EXCESS OPERATING INCOME TO RESERVES. MOTION CARRIED WITH ALL MATT AND CAROL IN FAVOR AND MICHAEL ABSTAINED.

5) ADJOURNMENT OF ANNUAL MEETING

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY STEVE TO ADJOURN THE ANNUAL MEETING AND IMMEDIATELY RECONVENE THE REGULAR MEETING AT 7:34 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

Approved at a subsequent meeting 1/18/2022 by the B.O.D. _____