

NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

May 10, 2022
7:00 PM (via Zoom)

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held by Zoom on May 10, 2022. The meeting was called to order by President, Kambiz Farnaam at 7:02 PM.

Board Members Present: President, Kambiz Farnaam; Vice President, Michael Fitzgerald; Treasurer, Steve Young; Secretary, Matt Pearson and Member-At-Large, Carol Therien

Board Members Absent: None

Management Present: Tim Morgan and Crystal Barragan

Others Present: NONE

2. ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY STEVE AND SECONDED BY KAMBIZ TO ACCEPT THE REGULAR BOARD MEETING MINUTES AS SUBMITTED FROM JANUARY 18, 2022. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS

• Financials and Related Bank Statements

A MOTION WAS MADE BY MICHAEL AND SECONDED BY KAMBIZ STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF DECEMBER 31, 2021, THROUGH MARCH 31, 2022.

- 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. HOMEOWNER COMMENTS

- Concern regarding an increase in gatherings at Pool & Spa area after hours and property damage. (Security increased).
- Lighting in Spa Area (Evaluate and address as needed).

5. OLD BUSINESS

None

6. TABLED BUSINESS

- Discussion on reduction of water - Reducing irrigation, long term reduction of water usage, increase in water rates, mandates, and path forward remote controllers.
- Pool arbor repairs and painting proposals - Work will take place in November 2022 or prior to the pool & spa opening in 2023.

7. NEW BUSINESS

- Pool & Spa Security - Extended security earlier this year and co-shared with Woodranch HOA.
- Pool Deck Review -5 Year plan and fund from reserves.
- McMahon Redesign - Park entry arbor.

8. ADJOURNMENT

A MOTION WAS MADE BY STEVE AND SECONDED BY MICHAEL TO ADJOURN THE REGULAR BOARD MEETING AT 8:07PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE REGULAR BOARD MEETING.

DocuSigned by:

Steve Young

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SECRETARY