

**NORTHRIDGE HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
October 11, 2022 - 7:00PM. (Via Zoom)**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held by Zoom on October 11, 2022. The annual meeting was called to order at 7:03 P.M. by Vice President, Michael Fitzgerald.

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

Board Members Absent: President, Kambiz Farnaam

Management Present: Tim Morgan, Crystal Barragan, Anita Aragon & Cris Aragon

Others Present: NONE

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Board Meeting Minutes May 10, 2022

*A MOTION WAS MADE BY STEVE AND SECONDED BY MATT TO ACCEPT THE REGULAR BOARD MEETING MINUTES OF MAY 10, 2022 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS

- August 31, 2022 Financials and Related Bank Statements

*A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF MAY 2022 THROUGH AUGUST 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

Positive feedback received from 3 homeowners regarding the upkeep of the common areas, especially the pool.

5. OLD BUSINESS

- Pool & Spa Security - extended security earlier this year and co-share with Wood ranch HOA
- Notice sent to homeowners - Violating Pool & Spa hours -fines

6. NEW BUSINESS

- Pool Deck Review - 5 Year plan and fund from reserves

- McMahon Redesign - Park entry arbor

*A MOTION WAS MADE BY MIKE AND SECONDED BY MATT TO AWARD THE POOL TRELLIS REPAIR PER MCMAHON'S PROPOSAL DATED MARCH 15,20222 AND PAINT AS WELL AS THE REPLACEMENT OF THE PARK ENTRY ARBOR TO MCMAHON SUBJECT TO REDESIGN OF THE PARK ENTRY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- 2022 Financial Review and Tax Returns

*A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$1245.00 TO CONDUCT 2022 FINANCIAL REVIEW AND \$415.00 FOR TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- 2023 Reserve Study Update

*A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL TO APPROVE THE 2023 RESERVE STUDY UPDATE AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- 2023 Budget

*A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL TO APPROVE THE 2023 BUDGET AS SUBMITTED INCREASING IT FROM \$285 PER QUARTER TO \$320 PER QUARTER. THIS IS TO INCREASE RESERVE TRANSFERS AND MAKE ADJUSTMENTS FOR THE INCREASE OF HYPER-INFLATION.*

7. ADJOURNMENT

*A MOTION WAS MADE BY MIKE AND SECONDED BY MATT TO ADJOURN THE REGULAR BOARD MEETING AT 8:18 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:

*Steve Young*

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STEVE YOUNG -SECRETARY