

**NORTHRIDGE HOMEOWNERS ASSOCIATION
RECONVENED ANNUAL & REGULAR BOARD OF DIRECTORS MEETING
January 10, 2023 - 7:00PM
Northridge Clubhouse**

ANNUAL MEETING AGENDA

1. CALL TO ORDER
2. ESTABLISH A QUORUM
 - Appoint an Inspector of Election
3. EXPLANATION OF PROCEEDINGS
 - Election of Homeowner Directors
 - Officer Positions
4. YEAR END EXCESS OPERATING INCOME RESOLUTION
 - Adopt a resolution regarding 2022 excess operating income
5. ADJOURNMENT

REGULAR MEETING AGENDA

1. CALL TO ORDER
2. ADOPTION OR MODIFICATION OF MINUTES
 - Annual Board Meeting Minutes October 11, 2022 – page 2
 - Regular Board Meeting Minutes October 11, 2022 – pages 3-4
3. FINANCIALS
 - December 31, 2022 Financials and November 31, 2022 Related Bank Statements – pages 5-20
4. HOMEOWNER COMMENTS
5. OLD BUSINESS
 - Delinquent Account 1164-01 – Board Motion to file a lien -Collections via UTS -sent 10/21/2022 – pages 21-23
6. NEW BUSINESS
 - Monument update – pages 24-29
 - Park Trellis Redesign
 - Pool Trellis Rehab – pages 30-42
 - Pool Deck Replace – Reserves
 - Homeowner request re- decorating during major holidays – page 43
 - Fescue Area DG path after December 27, 2023 storm – pages 44-45
 - Hearing for Account #1121-01. Pages 46-50
7. ADJOURNMENT