

**NORTHRIDGE HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
January 10, 2023 - 7:00PM. (Clubhouse)**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on January 10, 2023. at the Northridge Clubhouse The regular meeting was called to order at 7:29 P.M. by President, Kambiz Farnaam.

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:

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

Others Present: NONE

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Board Meeting Minutes October 11, 2022
- Regular Board Meeting Minutes October 11, 2022

*A MOTION WAS MADE BY MIKE AND SECONDED BY KAMBIZ TO ACCEPT THE ANNUAL and REGULAR BOARD MEETING MINUTES OF OCTOBER 11, 2022, AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS

- December 31, 2022 Financials and November 31, 2022 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 OCTOBER 2022 THROUGH DECEMBER 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

- Increase in dues and shopping for Bids.
- Tennis Court –First come basis
- Pool Activity - Extended Security for Pool area and increased lighting in April 2022

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

- 2022 -2023 Mudslides Damages update to Board -Provided an update of the 12 impacted areas by the mudslides and next steps to partner with Ken Ferrone.
- Monument update – Landscape Design Bid from Serpico
- Park Trellis Redesign -Start in February 2023, weather permitting.
- Pool Trellis Rehab – Start in February 2023, weather permitting.
- Homeowners request re- decorating during major holidays -No action taken.
- Fescue Area DG path after December 27, 2023 storm – Area will be addressed by Marshal Brothers.
- Hearing for Account #1121-01.

*A MOTION WAS MADE BY KAMBIZ AND SECONDED BY MIKE TO GIVE THE HOMEOWNER 60 DAY TO BRING THE YARD IN COMPLIANCE. IF THE VIOLATION IS NOT CORRECTED AFTER 60 DAYS, THE ACCOUNT WILL BE FINED \$50.00 PER DAY FROM JANUARY 10, 2023 UNTIL IT IS CORRECTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

7. ADJOURNMENT

*A MOTION WAS MADE BY KAMBIZ AND SECONDED BY MIKE TO ADJOURN THE REGULAR BOARD MEETING AT 8:19 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

---

STEVE YOUNG - SECRETARY