

**NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
May 30, 2023 - 7:00PM Via Zoom**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on May 30, 2023 by Zoom. The regular meeting was called to order at 7:01 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

- Reconvened Annual Board Meeting Minutes: January 10, 2023
- Regular Board Meeting Minutes: January 10, 2023

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY STEVE TO ACCEPT THE RECONVENED ANNUAL AND REGULAR BOARD MEETING MINUTES OF JANUARY 10, 2023 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS

- April 30, 2023 Financials and Related Bank Statements

A MOTION WAS MADE BY KAMBIZ 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 DECEMBER 2022 THROUGH APRIL 2023:

- 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

- St. Tropez Ct -Water leak -We will address.

5. OLD BUSINESS

- Monument update –completed 2023.
- Park Trellis Redesign and painting – completed 4/11/2023
- Pool Trellis Rehab and painting – completed 4/11/2023
- #1121-01 – Fines for violation

6. NEW BUSINESS

- Slope above 33 & 38 Goldstone Court

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE V-DITCH PROJECT AT HOMEOWNERS EXPENSE FOR 33 GOLDSTONE CT. THE BOARD HAS REVIEWED THE REPORT BY ENGEO REGARDING THE V-DITCH THAT IS LISTED ON PAGE 4 OF THE REPORT DATED JANUARY 31, 2023 AND APPROVES THIS WORK AND WORK MUST BE PERFORMED BY A LICENSED CONTACTOR. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE DRAINAGE SWALE ON ASSOCIATION COMMON AREA ADJACENT TO PROPERTY TO PREVENT COMMON AREA WATER FROM ENTERING THE PROPERTY OF 38 GOLDSTONE CT, LAWRENCE PROJECT IS AT HOMEOWNERS EXPENSE FOR 38 GOLDSTONE CT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Pool Deck Replace – Reserves -We provided the Board with an update.
- “Shared” Fence with Common Area -We provided Board with an update. The HOA will retain the policy of not sharing in expense for fence replacement as it is not a party fence issue as the common area is not considered a lot.
- Tennis Court Surface Proposal -Tabled proposal and we will request a bid from DRT to temporarily repair.
- Fescue Area DG path after December 27, 2023 storm - We provided Board with an update.
- Reviewed Financials – We reviewed the Board.

7. ADJOURNMENT

A MOTION WAS MADE BY KAMBIZ AND SECONDED BY MIKE TO ADJOURN THE REGULAR BOARD MEETING AT 8:05 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DocuSigned by:
THE UNDERSIGNED APPROVES THE ABOVE MINUTES:



10/12/2023

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STEVE YOUNG - SECRETARY