

**NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
September 12, 2023 at 7:00PM
Northridge Clubhouse at 99 Tuscany Way**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held in person at the Northridge Clubhouse on September 12, 2023. 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

Board Members Absent: Member-At-Large, Carol Therien

Management Present: Tim Morgan & Crystal Barragan

Others Present: NONE

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Board Meeting Minutes May 30, 2023

A MOTION WAS MADE BY KAM AND SECONDED BY STEVE TO ACCEPT THE REGULAR BOARD MEETING MINUTES OF MAY 30, 2023 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS

- August 31, 2023 Financials
- July 31, 2023 Bank Statements

A MOTION WAS MADE BY STEVE AND SECONDED BY MATT STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF MAY 2023 THROUGH AUGUST 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.

A MOTION WAS MADE BY STEVE AND SECONDED BY MATT TO FILE A LIEN ON ACCOUNTS, 12 MONTHS PAST DUE IN THE AMOUNT OF \$1800.00 OR MORE, IF THE HOMEOWNER DOESN'T MAKE PAYMENT ARRANGEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION

Health and Safety -Special assessment options
Further planning, build up reserves
Informational flyer to homeowners

4. HOMEOWNER COMMENTS

NONE

5. OLD BUSINESS

- Pool Deck Replace – Added to Reserves
- Tennis Court Surface Repair -Reviewed by Board and deferred until intended life due to funding which is 2 years.
- 33 Goldstone Court V- Ditch Project Update
- 38 Goldstone Court - Drainage Swale Update
- Northridge Slide Bids - Board Motion
 - a. 420 Alta Vista
 - b. 84 Tuscany Way
 - c. 33 Goldstone Court

A MOTION WAS MADE BY MIKE AND SECONDED BY MATT TO AWARD THE CONTRACT TO DIABLO GENERAL, PROPOSAL DATED AUGUST 3, 2023 FOR THE SLIDE REPAIRS IN THE AMOUNT OF \$226,340.00 IN ADDITION TO PM&A ADMINISTRATIVE FEES, KEN FERRONE'S FEES AND ANY PERMIT FEES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6. NEW BUSINESS

- 2023 Financial Review and Tax Returns

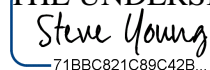
A MOTION WAS MADE BY STEVE AND SECONDED BY MATT TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$1715.00 TO CONDUCT 2023 FINANCIAL REVIEW AND FOR TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2024 Reserve Study Update -Pending Informational Zoom Meeting Scheduled for September 21, 2023 at 6:00PM. Board and Management spent a vast amount of time discussing best path forward to build up reserves.
- 2024 Budget - Pending Informational Zoom Meeting Scheduled for September 21, 2023 at 6:00PM. Board and Management spent a vast amount of time discussing best path forward for 2024 Budget.

7. ADJOURNMENT

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

Proposed by
THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

 1/10/2024
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STEVE YOUNG -SECRETARY