

**NORTHRIDGE HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
September 18, 2023 at 6:00PM By Zoom**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on September 18, 2023 by Zoom. The regular board meeting was called to order at 6:01 P.M. by President, Kambiz Farnaam.

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

Board Members Absent: NONE

Management Present: Tim Morgan & Crystal Barragan

Others Present: NONE

2. Executive Session:

Board Alignment on Informational Meeting.

- 2024 Budget

*A MOTION WAS MADE BY STEVE AND SECONDED BY KAM TO APPROVE THE 2024 BUDGET AS SUBMITTED, INCREASING IT FROM \$320 TO \$382 PER QUARTER. THIS IS TO INCREASE RESERVES AND MAKE ADJUSTMENTS FOR THE INCREASE OF INFLATION. OPERATING BUDGET IS HEAVILY IMPACTED BY INFLATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- Health and Safety Special Assessment

*A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE HEALTH AND SAFETY SPECIAL ASSESSMENT AS SUBMITTED. THIS IS TO REPLENISH RESERVES AND SLIDE REPAIRS. THE HISTORICAL UNPRECEDENTED RAIN FROM THE ATMOSPHERIC RIVERS HAS CAUSED A HUGE EXPENSE FOR THE ASSOCIATION. WE MUST DO REPAIR WORK ON 4 PROPERTIES THAT WILL COST \$300,000.00. HEALTH AND SAFETY SPECIAL ASSESSMENT IS \$800.00 PER LOT OWNER, COLLECTED AT \$200.00 PER CALENDAR QUARTER FOR EACH OF THE FOUR QUARTERS IN 2024. FIRST PAYMENT STARTING IN JANUARY 2024. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. ADJOURNMENT

*A MOTION WAS MADE BY STEVE AND SECONDED BY MIKE TO ADJOURN THE EXECUTIVE MEETING SESSION AT 6:38PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

  
71BBC821C89C42B...

1/10/2024

STEVE YOUNG -SECRETARY