

**NORTHRIDGE HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING MINUTES  
January 9, 2024 at 7:00PM -Northridge Clubhouse**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on January 09, 2024, at the Northridge Clubhouse. The regular meeting was called to order at 7:05 P.M. by President, Michael Fitzgerald.

Board Members Present: President, Michael Fitzgerald; Vice President, Carol Therien, Secretary, Steve Young; and Ryan Gordon, Member-at-Large

Board Members Absent: None

Management Present: Tim Morgan, Anita Aragon, and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Board Meeting Minutes September 12, 2023
- Regular Board Meeting Minutes September 18, 2023
- Special Board Meeting Minutes September 21, 2023
- Executive Board Meeting Minutes October 27, 2023

*A MOTION WAS MADE BY STEVE AND SECONDED BY MIKE TO ACCEPT THE BOARD MEETING MINUTES AS SUBMITTED ABOVE. RYAN GORDON ABSTAINED. MOTION CARRIED WITH OTHER PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS

- November 31, 2023 Financials & Related Bank Statements

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

- Reported concerns regarding two dog signs posted in the common park area, the signs are in place for liability issues, we had 3 reported cases. The signs were recently removed/stolen without HOA consent and will be replaced by general contractor.
- Reported concern to clean out the v-ditch near walking path on Marseille Ct. We informed the homeowner that we have our landscape company address and that this can be reported by email/call in the future.
- Management will implement mail chip email notification for association activity alerts to NR website, additional signage in the past did not increase attendance, this email system mail chip may help.

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5. OLD BUSINESS

- Update on #1113-01 - Violation – still awaiting a completed Architectural Application - No further movement, homeowner is being fined, per hearing decision.

6. NEW BUSINESS

- Tennis Court Bids

*A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE A BID PROPOSAL IN THE AMOUNT NOT TO EXCEED \$53K AND TO HAVE THE WORK COMPLETED IN APRIL 2024, GET A 3<sup>RD</sup> BID AND REVIEW CONTRACT AWARD. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- Alta Vista Way Sidewalk repair -This repair will be completed at HOA expense, we have google earth image that damage occurred prior to reported homeowner concerns and slide repairs. Board agreed with this after review of emails and pictures.

7. ADJOURNMENT

*A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL TO ADJOURN THE REGULAR BOARD MEETING AT 7:56 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:

*Steve Young*

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5/8/2024

STEVE YOUNG - TREASURER