

**NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
April 30, 2024 - 7:00PM Via Zoom**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on April 30, 2024 by Zoom. The regular meeting was called to order at 7:04 P.M. by Secretary, Steve Young.

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 and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Board Meeting Minutes: January 9, 2024
- Regular Board Meeting Minutes: January 9, 2024

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO ACCEPT THE BOARD MEETING MINUTES AS SUBMITTED ABOVE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS

- March 31, 2024 Financials and 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 NOVEMBER 2023 THROUGH MARCH 2024:

- 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.

Delinquent Accounts

- #1085-01 - In collection with UTS need a lien

A MOTION WAS MADE BY MIKE AND SECONDED BY RYAN TO FILE A LIEN FOR ACCOUNT 1085-01. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION

- Pool opening May 1, 2024
- Security starting -Summer break 9PM to 2AM shared with WR/VT
- Alta Vista Impacted Area -Follow up with Ken Ferrone & MB for the best cost-effective remedy solution if necessary.
- La Vista Way Trailhead -Aragon to trim back weeds and address fescue on the trail.

4. HOMEOWNER COMMENTS

- None

5. OLD BUSINESS

- Tennis Court Surface Proposals

A MOTION WAS MADE BY CAROL AND SECONDED BY STEVE TO APPROVE THE BID PROPOSAL FROM DRT, DATED APRIL 22, 2024 IN THE AMOUNT OF \$108,815.00 WITH THE ADD PRICE OF \$9000.00 IF NEEDED, HIRING KEN FERRONE FOR THE TESTING IN THE AMOUNT OF \$5000.00, OTHER COSTS SUCH AS TENNIS NETS, UNDERLYING SOIL COMPACTION ISSUES COULD DRIVE THIS PROJECT COSTS TO APPROXIMATELY \$150,000.00, FENCE BID FOR TAKE DOWN AND RE-INSTALL AND ADMIN FEE'S. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6. NEW BUSINESS

- 2024 Annual Tree Trimming

A MOTION WAS MADE BY CAROL AND SECONDED BY STEVE TO APPROVE THE PROPOSAL FROM SKYLINE TREE SURGEONS FOR THE 2024 ANNUAL TREE TRIMMING AND TREE TAGGING PROGRAM IN THE AMOUNT OF \$13,730.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Reviewed Financials – Mail Chip notices went out with this

7. ADJOURNMENT

A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL TO ADJOURN THE REGULAR BOARD MEETING AT 7:40 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

Signed by:  9/27/2024

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STEVE YOUNG - TREASURER