

**NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING**

**April 17, 2025 - 7:00PM
Northridge Clubhouse**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on April 17, 2025 at the Northridge Clubhouse. The meeting was called to order at 7:34 P.M. by President, Michael Fitzgerald.

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

Board Members Absent: None

Management Present: Tim Morgan, Anita Aragon and Cris Aragon

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Board Meeting Minutes: January 7, 2025
- Regular Board Meeting Minutes: January 7, 2025

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

3. FINANCIALS

- February 28, 2028 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 DECEMBER 2024 THROUGH FEBRUARY 2025:

- 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 RYAN AND SECONDED BY MICHAEL TO FILE A LIEN ON ACCOUNTS #1182-01, #1193-01, #1368-01 TO PROTECT THE HOA. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR

4. HOMEOWNER COMMENTS

- Martha (21 Timberview) asked regarding policy for increasing landscaping/lighting costs at owner's discretion. Tim discussed that this is a Town of Danville policy and not that of the HOA. In addition, possible movement for 2029 policy wherein "unused" grass landscaping will be removed and replaced with alternative water efficient landscaping.
- Mayank (#1067-01) brought up issue of amount of time spent replacing fence. Also mentioned sprinkler leaks along path beyond the soundwall, but since it's outside of HOA bounds, it's The Town of Danville issue.
- Joelle (Inspector of Elections) asked for clarification regarding the Flock Cameras. Was explained that the data is stored into the cloud and is accessible via PM&A. Cameras are for deterrent purposes and no capital investment. Recordings are kept for approximately 30 days.
- Ryan (Board Member) brought up issues of trash cans being left in front of homes.

5. OLD BUSINESS

- Free Library Station near pool/clubhouse completed.
- Account #1067-01 – Fence replacement to original standard at no cost to homeowner refuses to pay – completed
- Flock Camera – installation at Pool/Spa and parking Lot completed

6. NEW BUSINES

- 2024 Financial Review – Accountant's Conclusion: "Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America."

Discussion Points:

- Pool heater – 2 of the 3 that were replaced, 1 failed.
- Pool opening on May 1 and all preliminary work done.
- Weed abatement by June 1st. Continual enhancement.

7. ADJOURNMENT

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO ADJOURN THE REGULAR MEETING AT 8:05 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

Signed by:  9/10/2025

STEVE YOUNG - TREASURER