

**NORTHRIDGE HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
September 9, 2025 at 7:00PM by Zoom**

1. CALL TO ORDER

The Regular Meeting of the Northridge Board of Directors was held on September 9, 2025 by Zoom. The regular meeting was called to order at 7:05 PM. 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:

Management Present: Tim Morgan and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Board Meeting Minutes April 17, 2025

A MOTION WAS MADE BY MIKE AND SECONDED BY STEVE TO ACCEPT THE REGULAR BOARD MEETING MINUTES OF APRIL 17, 2025 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR

3. FINANCIALS

- July 31, 2025 Financials & Related Bank

A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF APRIL 2025 THROUGH JULY 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.

UTS Collection Account #1182-05

A MOTION WAS MADE BY MIKE AND SECONDED BY RYAN THAT, IF NO PAYMENT IS RECEIVED WITHIN 30 DAYS, A LIEN SHALL BE FILED ON ACCOUNT #1182-05. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4. HOMEOWNER COMMENTS

5. OLD BUSINESS

- Flock Camera Installation -Completed
- Alta Vista Way Ground Water Concerns -Completed
- No Trespass Authorization for Town of Danville Police effective June 2025 with new signage

6. NEW BUSINESS

- 2025 Levy Engagement Letter \$1,350 for review & \$445 tax returns
A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$1350.00 TO CONDUCT 2025 FINANCIAL REVIEW AND \$445.00 FOR TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- 2026 Reserve Study Update
A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL THAT THE 2026 RESERVE STUDY UPDATE WAS REVIEWED AND APPROVED AS WITH ADJUSTMENTS IN THE RESERVE TRANSFER AMOUNT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- 2026 Budget
A MOTION WAS MADE BY MIKE AND SECONDED BY CAROL TO APPROVE THE 2026 BUDGET WITH ADJUSTMENTS INCREASING FROM \$400.00 PER QUARTER TO \$415.00 PER QUARTER. TO ADDRESS RISING INFLATION RELATED COSTS, ESPECIALLY RELATED TO UTILITIES, WATER. (Cover letter to mention the increase in water from 2024-2025).
- Fine Policy Amendment
A MOTION WAS MADE BY STEVE AND SECONDED BY MIKE TO ADOPT THE AMENDED FINE POLICY TO MEET CA LAW COMPLIANCE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- Common Area Camera Surveillance Policy
A MOTION WAS MADE BY STEVE AND SECONDED BY MIKE TO APPROVE THE COMMON AREA CAMERA SURVEILLANCE POLICY AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- 2025 Annual Tree Work
A MOTION WAS MADE BY STEVE AND SECONDED BY CAROL TO APPROVE THE TREE TRIMMING PROPOSAL DATED AUGUST 11, 2025 FROM SKYLINE IN THE AMOUNT OF \$11,968.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION POINTS

- **Shared Security Services**
The shared security services concluded on September 2, 2025. We may need to consider an earlier start date next year to ensure uninterrupted coverage.
- **Pool Heater**
The pool heater is scheduled to be turned off on **October 1, 2025**.
- **Landscape Hearings**
Hearings will be scheduled for homeowners with ongoing or repeated landscape violations.
- **Architectural Committee**
The committee continues to perform exceptionally well and is commended for its ongoing efforts.
- **Annual Weed Abatement**
Additional disking may be necessary to ensure compliance and proper maintenance.
- **Next Future Project:**
Pool Deck Renovation
- **Clubhouse Rental Fee**
The rental fee will remain at **\$50.00 per rental**.

7. ADJOURNMENT

A MOTION WAS MADE BY MIKE AND SECONDED BY STEVE TO ADJOURN THE REGULAR BOARD MEETING AT 7:51 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

Signed by: Steve Young 1/14/2026
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STEVE YOUNG - TREASURER