

Northridge Homeowners' Association

C/O C & C Property Management
Meeting of January 19, 2023
Clubhouse at Pool

In Attendance

Ernest Loomis
Donna Callison
Carol Hogan
Ladd Stephenson

Also Present Denise Castaneda


President

Secretary

Treasurer

Vice President

Property Management

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7/16/2024

Call to Order / Open Forum

Meeting was called to order at 6:30pm pm with quorum met.

Homeowners Forum

Homeowners were present.

Approval of Previous Minutes

Motion to approve the minutes of September 15, 2022 meeting. **M (Donna)/S (Carol) /C (Ernie & Ladd).**

Review of Financial Report

Board reviewed financial reports through November 2022.

Common Area Maintenance

Sewer Cap-Asphalt Repair: Board reviewed the proposal for the sewer cap/asphalt repair in the driveway area behind 436 provided by VSS Overlay. Motion to approve the repair, nte. \$1,900. **M (Carol)/S (Ernie) /C (Donna & Ladd).**

Continued Business

Fencing/Replacement Outline: Board discussed the fencing project.

New Business

Storm Damages: management reported storm damages included a roof leak and a large section of the fencing that fell during storms.

Annual Building Clearance/Tree Trimming: Board reviewed proposal provided by National Tree & Landscaping Company for the annual tree trimming for building clearance and various tree work throughout the association. Motion to approve the proposal, nte. \$14,550. **M (Donna)/S (Ernie) /C (Carol & Ladd).**

2023 Insurance Renewal: Board discussed the significant rate increase of the 2023 master insurance policy and the carrier's requirement to have all Zinsco panels assessed. Motion to approve the assessments and send the policy out to bid. **M (Ernie)/S (Donna) /C (Carol & Ladd).**

Lien Resolution: Board reviewed lien resolution for ATS file 22-12420. Motion to approve the recording of the lien. **M (Donna)/S (Ernie) /C (Carol & Ladd).**

Adjournment: Motion was made, seconded, and unanimously approved to adjourn the open meeting and enter the executive session at 7:59 pm. Next meeting to be held Thursday March 23rd at 6:30pm at the clubhouse.

Minutes taken by Denise Castaneda (Senior Association Manager)
For Donna Callison, Secretary

M: motion S: second C: carried P: passed Nte: not to exceed