

## Northridge Homeowners' Association

C/O C & C Property Management  
**Meeting of January 25, 2024**  
**Clubhouse at Pool**

DocuSigned by:

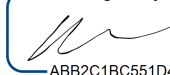


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7/16/2024

In Attendance	Ernest Loomis
	Donna Callison
	Carol Hogan
	Lawrence Brooks
Absent	Open Position
Also Present	Denise Castaneda

President (term expires 2025)  
Secretary (term expires 2025)  
Treasure (term expires 2024)  
Director (term expires 2025)  
Director (term expires 2024)  
Property Management

### Call to Order / Open Forum

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

### Homeowners Forum

Homeowners were present.

### Approval of Previous Minutes

Motion to approve the minutes of October 25, 2023 meeting. M (Donna)/S (Carol) /C (Ernie & Lawrence- Y).

### Review of Financial Report

The board reviewed financial reports through November 2023.

### Continued Business

Site Lighting: The Board reviewed the proposal provided by Reliable Electric for the replacement/upgrade of the lights in the carport area belonging to 400-420, 424-440, and 448-460. Motion to approve the proposal nte. \$8,250. M (Carol)/S (Donna) /C (Ernie & Lawrence- Y).

The Board reviewed the proposal provided by Reliable Electric for the replacement/upgrade of the lights along the sidewalk behind units #359-373. Motion to approve the proposal nte. \$5,650. M (Lawrence)/S (Donna) /C (Ernie & Carol- Y).

### New Business

Tree Work/Building Clearance: The Board reviewed the proposal provided by Deese's Trees for the fall building clearance. Motion to approve the proposal nte. \$3,5000. M (Lawrence)/S (Donna) /C (Carol & Ernie- Y).

Aphid Treatment: The Board reviewed the proposal provided by Deese's Trees for the aphid treatment. Motion to approve the proposal nte. \$850. M (Carol)/S (Donna) /C (Ernie & Lawrence- Y).

Board of Directors Election: Management provided the timeline for the upcoming Board of Directors election and the number of seats up for election.

**Adjournment:** Motion was made, seconded, and unanimously approved to adjourn the open meeting and enter the executive session at 7:25pm.

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

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

## Northridge Homeowners' Association

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### Executive Session:

In Attendance	Ernest Loomis	President (term expires 2025)
	Donna Callison	Secretary (term expires 2025)
	Carol Hogan	Treasure (term expires 2024)
	Lawrence Brooks	Director (term expires 2025)
Absent	Open Position	Director (term expires 2024)
Also Present	Denise Castaneda	Property Management

Executive Session: The executive session was called to order at 7:26pm.

1. Architectural Application: The Board reviewed the architectural application provided by the owner of 379 Eldridge to replace the unit's windows. Motion to approve the application with the noted conditions. M (Ernie)/S (Carol)/C (Lawrence & Donna).

With no further business, motion to adjourn the executive session at 7:44pm. M/S/C

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

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