

Northridge Homeowners' Association

C/O C & C Property Management
Meeting of May 9, 2024
Clubhouse at Pool

Approved 6/6/24


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

Call to Order / Open Forum

The meeting was called to order at 6:35pm with quorum met.

Homeowners Forum

Homeowners were present.

DocuSigned by:

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7/16/2024

Approval of Previous Minutes

Motion to approve the minutes of March 7, 2027 meeting. M (Carol)/S (Lawrence) /C (Donna & Ernie-Y).

Review of Financial Report

The board reviewed financial reports through March 2024.

Site Manager Report

Site manager Gayle reported status of various issues throughout the community.

Continued Business

Board of Directors Election: Motion to appoint Sany Latchford as the Inspector of Election for the 2024 Board of Directors election. M (Carol)/S (Donna) /C (Ernie & Lawrence- Y).

New Business

2024-25 Reserve Study: The Board reviewed the draft of the 2024-25 reserve study provided by Association Reserves. The Board instructed management to have various line items adjusted for accuracy.

2024-25Budget: The Board reviewed and discussed the draft budget. Motion to approve the 2024-25 Budget and increase the monthly assessments to \$415/month beginning July 1, 2024. M (Carol)/S (Donna) /C (Ernie & Lawrence- Y).

Pool Sason: The Board and management discussed the upcoming pool season. The pool will open on May 24th.

Tree Work: The Board reviewed the proposals for the tree work provided by Deese's Trees. Motion to approve the proposal for various tree trimming nte. \$ 5,890 and the proposal to trim the two Oak Trees that border the SID area nte. \$3,700. M (Ernie)/S (Lawrence)C (Donna & Caro- Y).

2024 Annual Meeting: The annual meeting is scheduled for 6:00pm on June 6, 2024.

2024 Projects: Possible projects for the summer/fall of 2024 were discussed. The Board instructed management to obtain a bid for the next set of fences to be replaced to be reviewed at the June meeting..

Adjournment: Motion was made, seconded, and unanimously approved to adjourn the open meeting and enter the executive session at 7:51pm.

Minutes taken by Denise Castaneda (Senior Association Manager) For Donna Callison, Secretary
M: motion S: second C: carried P: passed Nte: not to exceed