

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
October 21, 2024

Upon duly noticing the Homeowners by posting notice with agenda in the common area, the Board of Directors Business Meeting was held virtually via zoom.com Zoom.com. Homeowners are encouraged to attend and participate during the Open Forum of the meeting. There are laws which limit the Board to discuss only what is on the agenda. The Board may need to advise that your item will be added to the next meeting agenda for discussion. Once the Open Forum is closed, Homeowners are allowed to observe the Board Business but are not allowed to participate nor interrupt the Board. There is no audio/video recording allowed during the meeting.

The Board of Directors represented were:

Jan Piper – President

Andre Ide – Vice President - Absent

Nicolas Diaz– Secretary

Matthew Froelich – Treasurer - Absent

Timothy Klega – Director - Absent

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With three of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:02 pm by the Chair.

Executive Session Meeting disclosure

September 16, 2024: With three of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:03 pm by the Chair. The Board unanimously approved the meeting minutes dated August 19, 2024, as presented, and delinquencies were reviewed. There being no further business to come before the Board, the meeting was adjourned at 7:00 p.m. to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated September 16, 2024, as presented.

Approval of Financials

The Board unanimously approved the financials dated September 2024, as presented.

September unreconciled funds

1110	Cash in Bank - Operating Account	\$72,985.69
1120	Cash in Bank - Reserve	\$18,344.18
1125	Cash in Bank - Reserves MM	<u>\$89,656.08</u>
1190	Total Cash	\$180,985.95

Landscape Committee

Irrigation in the planters has been reportedly turned back on but there doesn't seem to be sufficient watering. Committee to meet with Victor onsite for review.

Unfinished Business

The Board unanimously approved Land Graphics bid 1600824 in the amount of \$350 to remove and save plant material for Comet lighting fix the front area lighting.

Unfinished Business continued

The Board unanimously approved for the work needed to fix the front lighting to begin, once completed Hydra to provide a bid to waterproof the planters as needed.

The Board unanimously approved for the EDCO organics bin to be placed in the Willow recycling room located behind gate 1. EDCO to exchange the current bin from the recycling room and replace it with a two-yard bin. Association will continue using all the trash and recycling bins presently in use, and add the two-yard organics bin; obtain new service agreement for Board review and signature. Information distribution to Membership. Caddie distribution tabled for November meeting.

Sandbag storage continues pending.

Committee for inspection and list of repairs needed to clubhouse meeting room and kitchenette, and painting, tabled for new Board.

Clubhouse new refrigerator continues in process.

Corporate Transparency Act approval signature unanimously delegated to Director Klega.

New Business

The Board unanimously agreed to ratify the out of meeting approval of the replacement gas line servicing the pool, hot-tub, and pool area grills, located in the pool area in the amount of \$4,500.

The Board unanimously approved the adoption of the clarified clubhouse and pool rules, as follows:

- The Pool area cannot be reserved; each unit is allowed a maximum of six guests in the pool, however the Association Residents have priority over the use of the pool.
- Clubhouse reservation number of guests is reduced from 35 to 25
- Reserving the clubhouse provides exclusive use of the clubhouse and use of the immediate upper deck, and allows for the use of one of the two grills, when available; the grills are not part of the reservation.
- The Clubhouse reservation does not include use reservation of the grills, does not include use of the pool, does not include use of the hot-tub, and does not include any portion of the lower deck.

The Board unanimously approved the formation of an Emergency Preparedness Committee and reviewed and unanimously approved the Emergency Preparedness Committee Charter, as follows:

1. Committee Members shall keep all Owner/Resident information provided and/or collected confidential strictly to be shared within the Committee and Board, and never for personal use while on the Committee, when not on the Committee, and including after selling your unit and moving on.
2. The purpose of the Committee is intended to be a source of communication in the event of an unforeseen incident, and never to receive and/or report maintenance requests which need to continue going directly to the Board and/or to the afterhours emergency number through Paragon Equities 562- 494-4455.

New Business / Emergency Preparedness Committee Charter adopted continued

3. Obtain for Board consideration and approval:
 - a. A means by which to text and/or Email Community Members
 - i. Possibly assigned a Northview email
 - b. Contact information to emergency contractors
 - i. Reach out to emergency vendors when approved and/or directed by the Board:
 1. Alarm Company
 2. Elevator Company
 3. Vehicle Gate Company
 4. Maintenance
 5. Plumber
 6. Utilities
 7. LBFD
 8. Police Dept
 9. Etc.
 - c. Other

Board tabled the appointment of Member Liz Gonzalez to the Emergency Preparedness Committee for the November meeting.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 7:45 pm by the Chair.

Respectfully presented by
Barby Young CMCA AMS
Paragon Equities