

# **NORTHVIEW HOMEOWNERS ASSOCIATION INC.**

## **Board of Directors Business Meeting**

### **Minutes**

**March 18, 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

Vacant – Secretary

Matthew Froelich – Treasurer

Nicolas Diaz – Director

Elaine Hutchison, CMCA, AMS - Paragon Equities

#### **Call to order**

With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 6:05 pm by the Chair.

#### **Executive Session Meeting disclosure**

November 20, 2023; With three of the five Board Members in attendance, a quorum of the Board was obtained and the meeting was called to order at 6:02 p.m. The Board unanimously approved the meeting minutes dated October 16, 2023, as presented. The Board reviewed the delinquency report. There being no further business to come before the Board, the meeting was adjourned at 7:03 p.m.

#### **Approval of Minutes**

The Board unanimously approved the meeting minutes dated October 16, 2023, as presented.

No meeting in December 2023 due to the holidays.

No meeting in January 2024 due to no quorum.

No meeting in February 2024 due to no quorum.

#### **Approval of Financials**

The board unanimously approved the financials dated November 20, 2023, as presented.

#### **Unfinished Business**

The Board requested Paragon to reach out to Streamline to find out if the bids are still good.

The Board reported new Board Member appointed for next meeting.

#### **New Business**

- Request approval to reimburse operating account – no action.
- The Board unanimously approved to pay Bob Peters Fire annual extinguisher service.
- Standard Roofing roof overlay – tabled.
- Unit 308 escrow termite report/balcony damage – Board President Jan will inspect balcony to determine what needs to be done.

**Homeowner Forum**

Owner expressed concern of garage break in.

It was reported that someone got in because they had the code.

Owner reported that other owners are not picking up after dogs in the landscaping by garage gate.

**Adjourn**

There being no further business to come before the Board, the meeting was adjourned at 7:40 p.m. by the Chair.