

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
July 15, 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

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 called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

June 17, 2024: With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:01 pm by the Chair. The Board unanimously approved the meeting minutes dated April 15, 2024, as presented, and reviewed delinquencies. There being no further business to come before the Board, the meeting was adjourned at 7:03 p.m. to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated June 17, 2024, as presented.

Approval of Financials

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

Unfinished Business

Comet Lighting to meet onsite with Director Klega to address the north building elevator where the frosted plastic grid and light cover panel is missing and possibly the light as well; to access the clubhouse to replace the lights out; to provide which plants in the front planters need to be removed by the gardener for the repair of the front lighting.

The bid from Hydra in the amount of \$750 to waterproof one front planter from the work to be performed by Hydra was unanimously approved as presented.

The Board tabled the bid from Roofing Standards for an overlay to allow for ADCO Roofing to meet with Director Klega onsite to inspect and provide a bid.

Unfinished Business continued

Griffin Pest Management bid to treat three units for roaches was unanimously approved as presented.

Griffin Pest Management to get rid of the wasp nests in the common area.

Director Froelich has made at least two attempts to meet with EDCO for more information on the use of the organics bin. Once the information is provided the Board can pass it on to the Membership, as well as distributing the organics caddie provided by EDCO for each unit.

The Board acknowledged two possible Candidates for vacant seats, however, at this time there are no vacant seats. No action needed.

The Annual Election is scheduled for January 2025, and the Request for Candidates Nominations will be mailed out in August.

The Board unanimously approved the bid from Great American Pool Service in the amount of \$4,500 to replace the spa heater.

Greystone anti trespassing bid for rear continues pending.

New Business

The Board unanimously approved unit #216, and unit #201 architectural request to replace the a/c unit located on the roof.

Reminder, no wheeled vehicles allowed in the common area due to causing damage to the waterproofing.

The Board unanimously approved the bid from Land Graphis for tree trimming in the amount of \$1,013.

Gardener to meet with Director Klega to provide a bid to remove the plants required from the front planters and keep healthy to reinstall once the front lighting work by Comet Lighting has been completed.

The Board unanimously approved the purchase of wheels for the library box by Director Diaz, to not exceed \$50.

A-Pro Security trash door in the amount of \$1,800 tabled to be revised to include painting both doors so that they match.

The Board unanimously approved ratifying the out of meeting approval of the roof ladder repair by Allies Welding in the amount of \$3,700 from operating, to be reimbursed by reserves.

The Board appointed Member Brandon Elton as the Landscape Committee Chair.

New Business continued

The Board unanimously approved the Long Beach Mulch Pick-up Program. Brandon Elton to proceed in picking up the mulch and distributing throughout the areas previously outlined.

The Board unanimously approved the change order from Streamline to remove failing deck coating down to the podium, and install water proofing in the amount of \$10,500.

For the August meeting agenda, the Board would like to include painting the interior of the clubhouse, minor repairs needed in the kitchenette, and replacement of the refrigerator and microwave oven.

For the August meeting agenda, the Board would like to include a bid from Janitorial to clean the cobwebs on the common area and parking garage ceiling lights.

The Community Mini-library is presently located at the pickleball court; please feel free to take a book and leave a book. Some minor improvements forthcoming, but feel free to start taking advantage of the books shared by your neighbors.

Provide the maintenance matrix to the Board.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:01 pm by the Chair.

Respectfully presented by
Barby Young CMCA AMS
Paragon Equities