

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
August 19, 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 - Absent

Andre Ide – Vice President

Nicolas Diaz– Secretary - Absent

Matthew Froelich – Treasurer

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 duly called to order at 7:00 pm by the Acting Chair.

Executive Session Meeting disclosure

July 15, 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 June 17, 2024, as presented, and reviewed delinquencies. 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 July 15, 2024, as presented.

Approval of Financials

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

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

Landscape Committee report

The Front of the Community has received mulch, and the southside of the community is next.

Unfinished Business

Comet Lighting previously approved bid to cause repairs to the lighting at the front of the Community, requires additional bids, as follows:

- The Board has met with Comet Lighting and identified the vegetation which will need to be removed for the work.
- The Board has met with the landscapers to identify the vegetation which will need to be removed and bid is pending.
- Once the landscape bid is approved, the Board will request a bid for waterproofing the planter.

Unfinished Business continued

The Board reviewed a bid from Roofing Standards to install an overlay in the amount of \$205,111, while ADCO Roofing inspected and reported that a new roof is not required and only needs maintenance at this time for \$4,680, and the roof will last a while longer. The Board unanimously approved the bid from ADCO in the amount of \$4,680 for maintenance repairs, as presented.

The Board received a bid to replace one trash area door and paint both existing and replacement door from A-Pro Security in the total amount of \$2,250, was unanimously approved. Reuse the existing closure and handle.

The Board met with EDCO regarding the use and service of the Organics bin. The information is straight forward, but depending on which room, trash or recycling, the organics bin will be placed, the Resident will need to physically take their organics material in the caddie which the Board has on hand and will be distributing, to the chosen room to dispose. The organics bin has a lid which will need to be kept always closed. The Board table deciding on how to proceed with servicing the trash, recycling, and organics for the September meeting.

The Board received a bid for anti-trespassing which exceeded \$34,000 which appears unrealistic. Additional bids will be requested.

New Business

Proposed budget 2025 tabled for September.

Water dripping from garage ceiling – irrigation has been shut off for two planters which appear to be dripping into the parking garage.

Janitorial garage lights cobweb cleaning bid - bid \$100 additional was unanimously approved as presented.

Request for reimbursement for common area item purchase was unanimously approved.

Sandbag storage deck box – The Board unanimously approved for Director Froelich to purchase one deck box in the approximate amount of \$60 to assure it is strong enough. Director Froelich to be reimbursed for his expense.

The Board will review the Association's adopted Rules and Regulations and considering revising areas which appear to be confusing.

The Board unanimously approved the tree trimming bid in the amount of \$3,947 for all the trees with the exception of the ones recently trimmed, as presented.

Director Ide was unanimously approved to purchase and install the batteries for the door alarms, and be reimbursed for his expenses.

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

August 19, 2024

Page 3 of 3

New Business continued

The Board unanimously approved for Director Froelich to purchase a clubhouse refrigerator not to exceed \$450 and be reimbursed.

Director Ide was unanimously approved to purchase a microwave oven not to exceed \$200, and be reimbursed.

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