

**NORTHPARK COMMUNITY OWNERS' ASSOCIATION
NOTICE OF EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
February 12, 2024 AT 4:30 P.M.**

HELD VIA ZOOM VIDEO CONFERNECE

Physical location: Prime Association Services: 3281 E. Guasti Road, Suite 200, Ontario, California 91761

***NOTE TO MEMBERS:** This meeting is closed to the membership unless you have been invited to a hearing or to speak with the Board of Directors for a private matter per Civil Code §4935. This notice has been sent to you per Civil Code requirements of notifying membership of meetings not as an invitation to attend this meeting.*

AGENDA

- I. Call to Order (4:30 p.m.)**
- II. Hearings**

	VioNo.	Violation Description	Details
A.	91621	Irrigation Leak; Causing damage to common area	Fined two rounds – violation with attorney

- III. Review and Approval Meeting Minutes**
November 13, 2023

- IV. Homeowner Reports**

- A. Delinquent Report- *Dated 2/5/2024*
- B. Authorization to Lien (N/A)
- C. Accounts Settled
The association collected \$21,925.05 since the last board meeting.
- D. Fee Waver Requests (N/A)
- E. Violation History Report – *Review Report Dated 02/05/2024*

- V. Legal – Review Report**

- VI. Third-Party Contract Formation**

- A. Janitorial contract comparison

- VII. Adjourn to Regular Session**

NORTHPARK COMMUNITY OWNERS' ASSOCIATION
NOTICE OF REGULAR SESSION BOARD OF DIRECTORS MEETING
February 12, 2024 AT 5:00 P.M. VIA ZOOM

Website log-in: <https://zoom.us/>

Meeting ID: 878 3318 2431

Password: 122109

Phone Number Log-In: (669) 900-6833

Physical Location: Prime Association Services: 3281 E. Guasti Road, Suite 200, Ontario, California 91761

Only members of the Association may attend Board meetings. When logging in via videoconference, please enter your complete name as it is reflected on the membership list. When logging in via phone, please be prepared to provide your complete name to the meeting moderator. This will avoid delays in authenticating all participants.

AGENDA

- I. Call to Order (5:00 p.m.)**
- II. Executive Session Disclosure-** *The Board of Directors will discuss some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.*
- III. Homeowner Open Forum**
Members are encouraged to provide comments to the Board during homeowner forum, keeping those comments to under three minutes to allow the Board to complete all items of business during the meeting. Please note that absent an emergency, the Board may not act on new matters of business that were not included on this notice and is legally limited to providing information or directing administrative tasks in response to new matters introduced during homeowner forum.
- IV. Review and Approval of Meeting Minutes**
 - A.** November 13, 2023
- V. Financial Report(s)**
 - A.** Financial Statements from September 25, 2023 – December 25, 2023
- VI. Proposals**
 - A.** Gothic Landscape
- VII. Community Reports**
 - A.** Architectural Status Report – *Review Only*
 - B.** Landscape Reports – *Review only*
 - i.** Rotation map
 - ii.** Maintenance report (*February*)

VIII. Informational Items

- A. Board's Recommendation for Newsletter Items (*discussion*)
- B. Action List
- C. 2023 Annual Calendar
- D. Board Card
- E. Violation and Fine Procedures

IX. Next Board of Directors Meeting– May 13th, 2024

X. Adjournment