

**NORTHPARK COMMUNITY OWNERS' ASSOCIATION  
NOTICE OF EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
MAY 13, 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. Approval of Prior Meeting Minutes**
  - A. February 12, 2024
- III. Compliance Matters**
  - A. Violation and Fine Procedures (*Reference Item*)
  - B. Violation Report
  - C. Hearings

<b>Item</b>	<b>Reference #</b>	<b>Violation</b>	<b>Request from Member</b>
<b>1.</b>	105579	Unapproved concrete modifications	Lights on concrete <i>pictured</i>
<b>2.</b>	101822	Overgrown plant material	<i>Pictured</i>
<b>3.</b>	105577	Security door install	No Arc No communication from HO <i>Still present in Aprils report</i>
<b>4.</b>	101808	Landscape maintenance	<i>Still present in Aprils report</i>
<b>5.</b>	102806	Landscape maintenance	<i>Still present in Aprils report</i>
<b>6.</b>	102812	Landscape maintenance	<i>Still present in Aprils report</i>
<b>7.</b>	106491	Alterations to common area	Total cost to replace \$1258.00

- IV. Delinquency Matters**
  - A. Association Collections Policy (*Reference Item*)
  - B. Homeowners Aging Reports

**C. Discussion of Delinquency and Collections Actions**

<b>Item</b>	<b>Account #</b>	<b>Delinquent Amount</b>	<b>Notes</b>	<b>Resolution</b>
<b>1.</b>	1470005478	\$1846.20	Total balance \$2, 896.20 Violation fine \$1,050	Authorize Lien in Regular Session

**D. Member Request** (*none*)

**V. Legal – Review Report**

**VI. Third-Party Contract Formation** (*none*)

**VII. Adjourn to Regular Session**

**NORTHPARK COMMUNITY OWNERS' ASSOCIATION**  
**NOTICE OF REGULAR SESSION BOARD OF DIRECTORS MEETING**  
**MAY 13, 2024 AT 5:45 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 (5:45 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.** February 12, 2023
- V. Financial Report(s)**
  - A.** Financial Statements (*None Available*)
- VI. Proposals**
  - A.** Gothic Landscape (*homeowners damage*)
  - B.** Gothic Landscape (*Spring Irrigation*)
- VII. Community Reports**
  - A.** Landscape Reports – *Review only*
  - B.** Fenn Pest Control – *Review only*
- VIII. Informational Items**

- A. Board's Recommendation for Newsletter Items (*review summer draft*)
- B. Action List
- C. 2024 Annual Calendar
- D. Board Card

**IX. Next Board of Directors Meeting– *August 12, 2024***

**X. Adjournment**