



**P R I M E**  
ASSOCIATION SERVICES

**NORTHPARK COMMUNITY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 24, 2025  
REGULAR SESSION NOTICE AND AGENDA**

**Date:** Monday, February 24, 2025

**Time:** 5:00 p.m.

**Physical Location of Meeting:** 3281 East Guasti Road, Suite 200, Ontario, California 91761

**Virtual Location of Meeting:** [www.zoom.us](http://www.zoom.us)

**Call-in Phone Number:** (408) 638-0968 or (669) 444-9171

**Meeting ID:** 827 5714 5113

**Passcode:** 645836

**NOTICE TO MEMBERS:** The board meeting is a meeting of the Directors of the Association. Only Members, homeowners on title, may attend and observe any meeting but are not entitled to participate in any discussion or deliberation of the Board unless invited by the Board to do so and may not vote on action(s) considered or taken by the Board. This meeting is being conducted as a hybrid meeting with both in-person and virtual options available. Due to the virtual option available, in accordance with Civil Code §4926(a)(3), any vote of the Directors shall be conducted by a roll call so that participants can hear the vote of each Director relative to each issue.

Recording of a meeting is strictly prohibited. Neither the Board nor Management consents to the recording of any portion of any board meeting. Unauthorized recording is classified as a major violation of the rules.

**AGENDA**

- I. Call to Order:** 5:00 p.m.
- II. Roll Call**
- III. Open Forum:** *In compliance with Civil Code §5000(b), Members will be given an opportunity to address the Board at each open meeting and to raise questions, comments, issues, and/or concerns of general relevance and interest to the community, which is commonly referred to as "Open Forum." At the meeting, Members should document questions, comments, issues, and/or concerns by completing the Request to Address the Board Form provided. This will assist the Board in tracking and following up on questions, comments, issues, and concerns.*
- IV. Executive Session Disclosure** (*Refer to the Executive Session Agenda included, for items planned to be discussed*)
- V. Approval of Prior Meeting Minutes**
  - A.** November 7, 2024
- VI. Financial Matters**
  - A.** Acceptance of Unaudited Financial Statements
    - 1.** September 30, 2024
      - i.** Operating Account Balance:
      - ii.** Reserve Account Balance:
      - iii.** Due To/From:
    - 2.** October 31, 2024
      - i.** Operating Account Balance:
      - ii.** Reserve Account Balance:
      - iii.** Due To/From:
    - 3.** November 30, 2024
      - i.** Operating Account Balance:
      - ii.** Reserve Account Balance:
      - iii.** Due To/From

- 4. December 31, 2024
  - i. Operation Account Balance:
  - ii. Reserve Account Balance:
  - iii. Due To/From:
- 5. January 31, 2025
  - i. Operating Account Balance:
  - ii. Reserve Account Balance:
  - iii. Due To/From

**VII. Reports**

- A. Landscape Report
- B. Pest Control

**VIII. New Business**

- A. Landscape Proposals
  - 1. Gothic Landscape/Planting Improvement
  - 2. Authorization for Management to File Liens on Delinquent Accounts (*Refer to Exec.*)

<i>Item</i>	<i>Account No.</i>	<i>Delinquent Amount</i>	<i>Notes / Last Posted Payment</i>
1.	14700053377	\$4,269.92	No Recent Payment
2.	14700054578	\$3,140.00	Last Payment: \$109.00 on 01/31/2025
3.	14700054909	\$2,564.33	Last Payment: \$99.44 on 01/28/2025

**IX. Board Informational Items (*No Action*)**

- A. 2025 Annual Association Calendar
- B. Site Map

**X. Next Board Meeting Date:** Tuesday, May 13, 2025

**XI. Adjournment**