



**NORTHPARK COMMUNITY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 7, 2024, AT 5:00 PM
GENERAL SESSION NOTICE AND AGENDA**

Physical Location: Prime Association Services; 3281 E. Guasti Road, Suite 200, Ontario, California 91761. *If attending the meeting in person, please note that the main building doors lock at 6:00 p.m. Therefore, if you arrive to the meeting past 6:00 p.m., please follow the instructions on the signage at the main building doors. If you require ADA access, please contact your community manager, Estela Alday, prior to the meeting for access accommodations.*

Virtual Location: www.Zoom.us

Meeting ID: 827 6662 0396

Password: 696674

Phone Number Log-In: (669) 444-9171; press *6 to unmute yourself if attending the call by phone.

The Board of Directors will be present via Zoom. Only members of the Association may attend board meetings. When logging in via video conference, 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.

NOTE TO MEMBERS: *As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting.*

- I. Call to Order (5:20 p.m.)**
- II. Roll Call**
- III. Open Forum:** *During open forum, each Member may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.*
- IV. Executive Session Disclosure**
- V. Approval of Prior Meeting Minutes**
 - A. August 12, 2024
 - B. August 29, 2024
- VI. Financial Matters**
 - A. Acceptance of Unaudited Financial Statements
 1. Financials Report for May 2024 - August 2024
- VII. Community Reports**
 - A. Architectural Status Report (*Review only*)
 - B. Gothic Landscape Report (*Review only*)
 - C. Landscape Rotation Map (*Included for Board Reference*)
 - D. Fenn Pest Control (*Review only*)
 - E. Action List
- VIII. New Business**
 - A. Review and Approval of 2024 Engagement Letter from CPA for 2024 Audit and Tax Preparation
 - B. Authorization for Board Member to Sign Representation Letter for Draft 2024 Audit
 - C. Approval of 2025 Board of Directors Meeting Schedule
- IX. Board Reference Material**
 - A. 2024 Annual Association Calendar
 - B. Site Map
- X. Next Board Meeting Date (To be determined)**
- XI. Adjournment**