

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
January 20, 2025

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
Andre Ide – Vice President
Nicolas Diaz – Secretary
Matthew Froelich – Treasurer - absent
Timothy Klega – Director
Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 6:16 by the Chair.

Executive Session Meeting disclosure

November 18, 2024: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated October 21, 2024, as presented. The Board reviewed delinquencies and approved one account for Collections. 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 November 18, 2024, as presented.

Approval of Financials

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

Landscape Committee

No report provided.

Unfinished Business

Entry lights repair status – no update due to the holidays

The Board unanimously agreed to table the distribution of EDCO compost caddie, and Emergency Preparedness Committee for the new Board.

Corporate Transparency filing was completed in December 2024, and presently the refiling is on hold.

New Business

The Board unanimously approved ratifying the out of meeting emergency approval of the pool and spa chlorinator at \$1,880 each, by Great American Pool Service.

Fumigation bid – pending receipt for February.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 6:45 pm by the Chair.

Respectfully submitted by,

Barby Young CMCA AMS
Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
March 17, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:04 pm by the Chair.

CC§5120 Introduction of New Board

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Executive Session Meeting disclosure

November 18, 2024: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated October 21, 2024, as presented. The Board 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 January 20, 2025, Election of Directors no quorum, as presented.

The Board unanimously approved the meeting minutes dated January 20, 2025, Business Meeting, as presented.

The Board unanimously approved the meeting minutes dated February 17, 2025 Reconvened Election of Directors, as presented.

Continued

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

March 17, 2025

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Approval of Meeting Minutes continued

The Board unanimously approved the meeting minutes dated February 17, 2025 Organizational no quorum, as presented.

The Board unanimously approved the meeting minutes dated March 6, 2025 Organizational Meeting, as presented.

Approval of Financials

The Board unanimously approved the financials dated January 2025, as presented.

Unfinished Business

Status update for common area entry lighting. Tim has not been able to get anywhere with Comet Electric and the Board is not willing to wait any further, and will seek another electrician's bid for the same work. The gardener excavation and plant removal is on hold pending approval to begin.

EDCO caddies for the composting/organic material will be distributed by the Board.

The Board unanimously appointed Directors Gonzalez and Moncure to the Emergency Preparedness Committee. Member volunteers are sought for appointment.

The Community has not been fumigated since before 2007. The quote from Griffin Pest Management is \$86,200. The Board will review at least one additional bid.

The Board unanimously agreed to appoint Director Moncure as the Virtual Meeting Technical Support Assignee.

Reserves Account signers was briefly discussed and tabled for further discussion.

The Board unanimously appointed director Elton to be the on-call person from whom to obtain approval to call vendors as needed after office hours.

Out of meeting document signing is to be performed by Director Klega.

The Board unanimously agreed moving forward the programming of the entry system will be performed by Director Klega, meeting and assisting contractors while onsite will be assigned as needed, facilitating keys to the Membership for the roof and other common areas will be on as available basis, as will the clubhouse reservations and door alarm battery replacement, as well as any other assignment as they are needed.

The Board unanimously appointed Director Gonzalez as the web-master.

New Business

The Board unanimously approved the account delinquent in the amount of \$1,026 for collections and lien.

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

March 17, 2025

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New Business continued

The Board unanimously appointed Director Klega out of meeting unilateral delegated authority not to exceed \$2,000.

The Board unanimously appointed Director Piurkowski as the Architectural Committee to review architectural requests and provide recommendations to the Board.

The Board unanimously appointed Director Elton and Member Bill Miller as the Landscape Committee with the authority to make recommendations to the Board.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
May 19, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

March 17, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:03 pm by the Chair. The Board unanimously approved the meeting minutes dated November 18, 2024, as presented. Delinquencies were reviewed, the Board reviewed and provided responses for incoming correspondence, reviewed and declined an architectural request, and approved a reimbursement request. There being no further business to come before the Board the meeting was adjourned at 7:05 pm to reconvene in the previously scheduled and announced Business meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated March 17, 2025, as presented.

Approval of Financials

The Board unanimously approved the February 2025 and March 2025 financials as presented.

Unfinished Business

Entry lights repair status update; the Board received the bid from A-Pro Security in the amount of \$1,750 and tabled for further review.

No action was taken on the fumigation bid due to Sierra Termite bid pending receipt.

New Business

The Board discussed the proposed rule to require clubhouse reservations provide event insurance, and was tabled for further review.

The Board unanimously approved the bid from LB King Plumbing in the amount of \$3,200 to address the leak over space #014.

Roofing Standards bid to repair the Roof leak in the amount of \$3,220 was unanimously approved as presented.

Pest Control – wasp nest was addressed out of meeting.

Elevator light was addressed out of meeting and lamp has been replaced.

Rear gate lock replacement to not exceed \$500 was unanimously approved.

Reserves account update was not discussed.

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

April 21, 2025

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Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 7:40 pm by the Chair.

Respectfully submitted by;

Barby D. Young CMCA CCIDM AMS

Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
May 19, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Disclosure

April 21, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:05 pm by the Chair. The Board unanimously approved the meeting minutes dated March 17, 2025, as presented. The Board reviewed the delinquencies for the month of April, and approved collection action for specific units. There being no further business to come before the Board the meeting was adjourned at 7:05 pm to reconvene in the previously scheduled and announced Business meeting.

Committee Reports

Architectural - Committee has repaired the connection of the speakers to work with the stereo and television, and will draft a guide for future use.

Emergency Preparedness – No updates at this time.

Landscape – Met with the Landscaper and have provided several bids for Board consideration.

Approval of Minutes

The Board unanimously approved the meeting minutes dated April 21, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated April 2025, as presented

Unfinished Business

The entry lights repair bids from A-Pro Security and Comet Lighting were tabled for the June meeting.

Unfinished Business continued

The Board tabled the Fumigation bid review, having received Griffin Pest Management but Sierra Termite continues pending receipt.

The Board tabled the Clubhouse Rental insurance and the review of the current rules, Civil Code and other information.

New Business

Lien approval for the account delinquent in the amount of \$1,156.06 was unanimously approved.

SB326 report was tabled for June to allow further review.

Potable water was reviewed and tabled for the June meeting.

Reserves Account – the Board unanimously approved for Management to compile and provide the information requested by the bank to update the reserves account signers.

The reserves account stop payment was further tabled.

The Land Graphics bid #2961 to fill in 4 risen bids with one cubic yard of stabilized DG in the amount of \$730. was unanimously tabled for a future date.

The Board unanimously approved the Land Graphics bid #2963 for transplanting plant material in common area planters in the amount of \$1,090.

The Board unanimously approved the Land Graphics bid #2965 for irrigation repairs for controllers A, B, and C in the amount of \$840.

The Board tabled the Land Graphics bid #1023106 for tree trimming in the amount of \$7,562 to revisit during the June meeting.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 8:00 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
June 16, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

May 19, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated April 21, 2025, as presented. Delinquencies were reviewed. The Board held a Member hearing for rules violation, approved an architectural request, and reviewed the Management report. There being no further business to come before the Board the meeting was adjourned at 7:05 pm to reconvene in the previously scheduled and announced Business meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated May 19, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated May 2025, as presented.

Unfinished Business

The Board unanimously approved the Resolution regarding the Association's Wells Fargo Reserves Account as presented, to be signed by the Secretary and filed with Wells Fargo for their action.

Entry lights repair status update Board has reached out requesting additional information from the Comet Lighting and A-Pro Security. The required gardening excavation and plant removal, as well as waterproofing, as part of the project continues tabled, as do the electrical bids.

The Board reviewed the fumigation bids from Griffin Pest Management \$86,200, and MADD Termites \$112,000, which were tabled for further review.

Unfinished Business continued

Clubhouse Rental insurance was further tabled

Potable water reminder was tabled.

Tree trimming bid was tabled until August; however, the Committee will request a bid to assure the trees on the Willow side are not touching the building.

New Business

The draft Financial Review provided by the Board's CPA was reviewed and unanimously approved for signing and upon completion to be published.

The Board reviewed the bid from Pete's Plumbing \$9,800 for hydro jet and will schedule a walkthrough with Pete's Plumbing.

The Board unanimously approved the Janitorial bid to clean the garage lighting cobwebs twice annually at the cost of \$100 each time, or \$200 annually.

Gazebo lighting replacement bid from Comet Lighting \$350 was received, the image on the intended replacement fixture continues pending. The Board will reach out, and also schedule with A-Pro for a bid.

The Board unanimously approved the purchase of a plexi glass sign holder for purchase at the hardware store or alike, to replace the existing elevator permit holder, once the current permit expires. Existing holder to be removed by the Board, who will also install the replacement.

The Board unanimously approved ratifying the out of meeting approval via delegated authority, for Great American Pool Service to replace the spa circulating pump, connectors, and tubing, etc., in the amount of \$600.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 8:03 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
July 21, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton - absent

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

- June 16, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated May 19, 2025, as presented. Delinquencies, and Management Report were reviewed. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting
- June 25, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board held two Member violation hearings. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting

Approval of Minutes

The Board unanimously approved the meeting minutes dated June 16, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated June 2025, as presented.

Unfinished Business

The Board unanimously approved the A-Pro Security bid at \$1,750 to repair the entrance lighting.

Gardener excavation and plant removal as well as waterproofing bid has been further tabled for the August meeting.

SB326 report Streamline bid for repairs pending receipt.

Fumigation bids were tabled indefinitely.

Clubhouse insurance bid was tabled indefinitely.

Financial Review signature and publish was discussed, along with civil Code requirements, Board signature pending.

Operating Account electronic transfer authorization was discussed and signature pending since June, was tabled indefinitely.

Pete's Plumbing hydro jet bid was tabled for October.

Gazebo light replacement – Comet Lighting continues tabled.

Elevator Sign holder – pending new permit receipt / Board and Board action.

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
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July 21, 2025
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Unfinished Business continued

Tree trimming bid continues to be tabled for August.

Potable water tabled indefinitely.

New Business

Insurance review to be scheduled as soon as possible.

The Board unanimously approved the elevator light replacement in the amount of \$385 from A-Pro Security, pending signed approval.

Landscape irrigation repair bid in the amount of \$350 was approved out of meeting – Board to provide a copy of the approved bid.

View obstruction windscreens bids were reviewed from Streamline in the amount of \$52,200 for wood and vinyl cost is \$75,200. The bid from 24HRC is \$56,341, a difference of over \$4,000. Two additional bids are pending receipt. The Board tabled review for August to allow for further review and bids.

Standard Roofing bid recommended in 2023 and again due to windscreens was further tabled.

Streamline bid for the concrete driveway was tabled for August.

Streamline provided a bid for mailbox area deck repair and waterproof, was tabled for August.

The Board unanimously appointed the following Members to the Emergency Preparedness Committee:

107	Amy Angel
206	Cathy Y. Butler
115	Daniel R. Ulloa
316	Erica Ann Sack
319	Jamie L. Lozmack
318	Jason Mar-Tang

The Board unanimously approved the architectural request for the presently installed Ring camera, in the current installation manner onto the unit's screen door, with the gentle reminder that at no time are cameras to be installed in the common area.

The Board unanimously approved the architectural request for HVAC for unit #317, and #103, as presented.

The Board unanimously approved payment processing for Comet Electric inv#39680 for \$192.67, and inv#39682 - \$125.00 as presented.

A-Pro Security invoice #250737 in the amount of \$200 was unanimously approved for payment processing; Board to provide copy of signed bid.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:32 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
August 18, 2025

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:

President - Tim Klega - absent
Vice President - William Brandon Elton
Secretary - Liz Gonzalez
Treasurer - Matthew Piurkowski
Director - Max Moncure
Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

July 21, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated June 16, 2025, as presented. The Board unanimously approved the meeting minutes dated June 25, 2025, as presented. Reviewed delinquencies, and held Member hearing for rules violation. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting

July 23, 2025: a quorum of the Board met with Counsel from 6:00 pm until 7:00 pm.

Committee Reports

Architectural – beautification project – replacing wood as needed, termite treatment afterwards, is active and ongoing.

Emergency Preparedness – looking into a platform to communicate – emergency communication within the cable system is not offered by Spectrum. May consider social media.

Landscape – The soil in front of #109 pending the front electrical work to be placed back into the planter.

Approval of Minutes

The Board unanimously approved the meeting minutes dated July 21, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated July 2025, as presented.

Unfinished Business

Entry light repair – was approved during the July meeting, pending bid signature, to be followed by waterproofing of the planter, and refilling with soil and plants.

Tree trimming bid – the Board further tabled the bid until October.

Insurance tabled for September, until after the meeting with the insurance agent.

- i. Coverage/certificate review tabled for August
- ii. Schedule meeting with agent Scheduled for August 6 / no response

CONTINUED

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
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August 18, 2025
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Unfinished Business continued

View obstruction windscreens was further tabled for September

- iii. Streamline \$52,200 for wood, and \$75,200 for vinyl.
- iv. ADCO \$60,000
- v. 24HRC \$56,341
- vi. Roofing Standards ???

Roofing Standards roof replacement bid was further tabled for September.

Streamline driveway concrete replacement was further tabled for September.

Streamline mailbox area deck repairs was further tabled for September.

Reserves account update provided.

Gazebo light replacement is pending Comet Electric.

Pete's Plumbing hydro jet was further tabled for October

Potable water – tabled for October

Items pending Board signature were further tabled for September:

- i. New Operating Account – sent June 6th.
- ii. Financial Review – sent June 18th
- iii. A-Pro Security \$1,750 entry light bid – sent July 22nd

New Business

2026 Budget was tabled for September.

Streamline bid for SB326 inspection repairs with a grand total of \$86,350, was tabled for September.

Streamline bid for Wood replacement with a grand total of \$60,150 was tabled for September.

Pool repairs estimate 1137 in the amount of \$1,880 was unanimously approved as presented.

Board proposed surveillance camera rules was tabled for September.

The request for reimbursement for landscape committee approved purchase in the amount of \$138.95, was unanimously approved as presented.

Land Graphics invoice #5449 for irrigation repairs for \$350 were unanimously approved as presented.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm by the Chair.

Respectfully submitted by:
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
September 15, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski - absent

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:03 pm by the Chair.

Executive Session Meeting disclosure

August 18, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated July 21, 2025, as presented. The Board unanimously approved the meeting minutes dated July 23, 2025, as presented. The Board reviewed the delinquencies and the ALS update. Member hearing was held, and Manager Report reviewed. There being no further business to come before the Board, the meeting was duly adjourned at 7:03 pm by the Chair to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated August 18, 2025, as presented.

Approval of Financials

The financials dated August 2025 were tabled.

Unfinished Business

The Board unanimously agreed to further table the following items for the next meeting:

- Board to propose surveillance camera rules - tabled
- Entry light repair
- Tree trimming
- View obstruction windscreens tabled
- Roofing Standards roof replacement

- Streamline mailbox area deck repairs
- Clubhouse rule – insurance
- Gazebo light replacement

NORTHVIEW CONDOS INC.

Board of Directors Business Meeting

Minutes

September 15, 2025

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Unfinished Business continued

- 2026 Budget
- Streamline SB326 repairs \$86,350
- Streamline Wood replacement \$60,150
- Streamline revised wood replacement bid
- Proposed clubhouse forms
- Roof maintenance – Roofing Standards - tabled
- Streamline driveway concrete replacement tabled indefinitely, remove from agenda, revisit with new Board in 2026
- Pete's Plumbing hydro jet
- Potable water tabled

New Business

The Board unanimously approved the proposed rule – window screen frames must match the exterior window frame color, which is brown – for comment period.

Proposed parking permit was unanimously approved for comment period.

Land Graphics irrigation repair \$640 was unanimously approved as presented pending the Committee to ensure the location of the work to be performed.

Reimbursement request in the amount of \$230 was unanimously approved as presented.

Clubhouse carpet cleaning bid from American Carpet Cleaning in the amount of \$225 was unanimously approved as presented.

The Board reviewed the architectural change request and unanimously approved as presented.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:00 pm to reconvene in the previously interrupted Executive Session Meeting.

Respectfully submitted by;

Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
October 20, 2025

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:

President - Tim Klega
Vice President - William Brandon Elton
Secretary - Liz Gonzalez
Treasurer - Matthew Piurkowski
Director - Max Moncure
Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:05 pm by the Chair.

Executive Session Meeting disclosure

September 15, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated August 18, 2025, as presented. The Board reviewed the delinquencies as well as the update provided by Association Lien Services. The Board held two hearings, noise nuisance, and dog off leash in common area. There was an intermission at 7:00 pm to hold the previously scheduled and announced Business meeting, and reconvened at 8:00 pm; there being no further business to come before the Board, the meeting was adjourned at 8:15 pm.
September 30, 2025: Board met with Counsel.

Approval of Minutes

The Board unanimously approved the meeting minutes dated September 15, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated August 2025, as presented.

The Board unanimously approved the financials dated September 2025, as presented.

Unfinished Business

Entry light repair approved pending signature – waterproofing bid pending completion of electrical work, continues tabled.

The Board unanimously approved proposal #1160786 for trimming of twenty-two (22) specific trees in the total amount of \$3,277.

View obstruction windscreen continued tabled

- i. Streamline \$52,200
- ii. 24HRC \$56,341
- iii. ADCO \$60,000

Unfinished Business continued

Roofing Standards bid for roof replacement further tabled.

The Board unanimously approved the Roofing Standards bid for roof maintenance.

Streamline driveway concrete replacement tabled indefinitely.

Streamline mailbox area deck repairs tabled indefinitely.

Proposed Rule Clubhouse: the Board unanimously approved indefinitely tabling the proposed clubhouse rental insurance, and unanimously approved the Clubhouse Rental Checklist, and Clubhouse Rental Application for comment period.

Clubhouse Wi-Fi information as well as the exchange of equipment was discussed.

The Board indefinitely tabled the Streamline bids for SB326 repairs \$86,350, as well as Wood Replacement.

The Board proposed surveillance camera rules were tabled for November.

The Board unanimously approved a budget for the fiscal year beginning January 1, 2025, with no increase.

The Board reviewed hydro jet bids from Pete's Plumbing for \$9,800, and LB King in the amount of \$9,000. The Board unanimously approved the bid from LB King to hydro jet in the amount of \$9,000.

Potable water was further tabled.

New Business

The Board unanimously adopted the Window screen frame color rule, as published for comment period.

The Board unanimously adopted the Parking Permit as published for comment period.

The Board reviewed the bid from Greystone for wood railing components and roof edge fascia in the amount of \$1,725, and agreed to table indefinitely.

The Board unanimously approved the Comstruct bid in the amount of \$5,750, for clubhouse fascia repair.

The Board unanimously approved the bid from Comstruct in the amount of \$1,350 for Engineering Walk and report first phase.

The Board unanimously agreed to table the bid from Pete's Plumbing to replace two hose-bib, to allow for an additional bid from LB King Plumbing.

The Board unanimously approved the architectural request for window replacement as presented.

The Board unanimously approved the Freedom Electrical Inc bid dated October 7th. 2025, in the amount of \$450 to troubleshoot landscape lighting in planters.

The Board unanimously approved the Land Graphics irrigation bid #5303 in the amount of \$450.

The Board unanimously agreed to ratify out of meeting approval of the bid from American Pool to install an In-pool lights in the amount of \$1,200.

The Board unanimously agreed to ratify the out of meeting approval of the bid from Comstruct in the amount of \$1,750 for sample railing replacement.

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
October 20, 2025
Page 3 of 3

New Business continued

The Board unanimously agreed to ratify the out of meeting approval to process payment for the Comstruct invoice in the amount of \$2,865 to perform the previously approved bid for \$1,750. The cost difference was due to finding additional damaged wood requiring replacement which was not foreseeable during the initial visual inspection and bid.

The Board unanimously agreed to ratify the out of meeting approval for Janitorial to clean the elevator area at garage level, as scheduled.

The Board unanimously agreed to appoint Director Gonzalez to input the SB326 findings on a provided spreadsheet, and keep updated as work is performed.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:10 pm to reconvene in the previously interrupted Executive Session Meeting.

Respectfully submitted by,
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Annual Membership Meeting and
Election of Directors
Minutes
January 20, 2025

The Northview Condominiums Homeowners Association Annual Membership Meeting and Election of Directors was held via Zoom.com

The Board of Directors represented were:

Jan Piper – President

Andre Ide – Vice President

Nicolas Diaz – Secretary

Matthew Froelich – Treasurer - absent

Timothy Klega – Director

Barby Young, CMCA, AMS - Paragon Equities

Quorum of the Membership by ballot was not obtained and the Reconvened Election of Directors Meeting is scheduled for February 17, 2025, at 6:00 pm.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Annual Membership Meeting and
Election of Directors
Minutes
January 20, 2025

The Northview Condominiums Homeowners Association Annual Membership Meeting and Election of Directors was held via Zoom.com

The Board of Directors represented were:

Jan Piper – President

Andre Ide – Vice President

Nicolas Diaz – Secretary

Matthew Froelich – Treasurer - absent

Timothy Klega – Director

Barby Young, CMCA, AMS - Paragon Equities

Quorum of the Membership by ballot was not obtained and the Reconvened Election of Directors Meeting is scheduled for February 17, 2025, at 6:00 pm.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
January 20, 2025

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
Andre Ide – Vice President
Nicolas Diaz – Secretary
Matthew Froelich – Treasurer - absent
Timothy Klega – Director
Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 6:16 by the Chair.

Executive Session Meeting disclosure

November 18, 2024: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated October 21, 2024, as presented. The Board reviewed delinquencies and approved one account for Collections. 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 November 18, 2024, as presented.

Approval of Financials

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

Landscape Committee

No report provided.

Unfinished Business

Entry lights repair status – no update due to the holidays

The Board unanimously agreed to table the distribution of EDCO compost caddie, and Emergency Preparedness Committee for the new Board.

Corporate Transparency filing was completed in December 2024, and presently the refiling is on hold.

New Business

The Board unanimously approved ratifying the out of meeting emergency approval of the pool and spa chlorinator at \$1,880 each, by Great American Pool Service.

Fumigation bid – pending receipt for February.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 6:45 pm by the Chair.

Respectfully submitted by,

Barby Young CMCA AMS
Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Annual Membership Meeting and
Election of Directors
Minutes
February 17, 2025

The Northview Condominiums Homeowners Association Annual Membership Meeting and Reconvened Election of Directors was held via Zoom.com

The Board of Directors represented were:

Jan Piper – President - absent

Andre Ide – Vice President - absent

Nicolas Diaz – Secretary - absent

Matthew Froelich – Treasurer - absent

Timothy Klega – Director – absent

Abigail Padou – Inspector of Elections – Pro Election

Barby Young, CMCA, AMS - Paragon Equities

Call to order

There were no Board Members in attendance. The Members in attendance unanimously called the meeting to order at 6:05 pm.

The Inspector of Elections announced receiving 24 ballots obtaining a reduced quorum of the membership by ballots allowing the reconvened election meeting.

Voting Results

William Brandon Elton 35 votes – Elected

Matthew Piurkowski – 20 votes – Elected

Tim Klega – 20 votes – Elected

Max Moncure – 19 votes – Elected

Liz Gonzalez – 14 votes – Elected

Andres Ide – 8 votes – not elected

Adjourn to Business Meeting.

There being no further business to come before the Membership, the meeting was adjourned at 6:30 pm to reconvene in the previously scheduled and announced Organizational Meeting of the Board.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Organizational meeting
Minutes
February 17, 2025

The Northview Condominiums Homeowners Association Organizational Meeting of the Board was held via Zoom.com

The Board of Directors represented were:

William Brandon Elton

Matthew Piurkowski

Tim Klega – absent

Max Moncure – absent

Liz Gonzalez – absent

Barby Young, CMCA, AMS - Paragon Equities

A quorum of the Board was not in attendance to hold the meeting.

Meeting not held.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Organizational meeting
Minutes
March 6, 2025

The Northview Condominiums Homeowners Association Organizational Meeting of the Board was held via Zoom.com

The Board of Directors represented were:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to Order

With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 7:05 p.m.

Officers

The Board unanimously agreed appointing the Officers as follows:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Adjourn

There being no further business to come before the Board the meeting was adjourned at 7:30 pm by the Chair.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
March 17, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:04 pm by the Chair.

CC§5120 Introduction of New Board

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Executive Session Meeting disclosure

November 18, 2024: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated October 21, 2024, as presented. The Board 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 January 20, 2025, Election of Directors no quorum, as presented.

The Board unanimously approved the meeting minutes dated January 20, 2025, Business Meeting, as presented.

The Board unanimously approved the meeting minutes dated February 17, 2025 Reconvened Election of Directors, as presented.

Continued

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

March 17, 2025

Page 2 of 3

Approval of Meeting Minutes continued

The Board unanimously approved the meeting minutes dated February 17, 2025 Organizational no quorum, as presented.

The Board unanimously approved the meeting minutes dated March 6, 2025 Organizational Meeting, as presented.

Approval of Financials

The Board unanimously approved the financials dated January 2025, as presented.

Unfinished Business

Status update for common area entry lighting. Tim has not been able to get anywhere with Comet Electric and the Board is not willing to wait any further, and will seek another electrician's bid for the same work. The gardener excavation and plant removal is on hold pending approval to begin.

EDCO caddies for the composting/organic material will be distributed by the Board.

The Board unanimously appointed Directors Gonzalez and Moncure to the Emergency Preparedness Committee. Member volunteers are sought for appointment.

The Community has not been fumigated since before 2007. The quote from Griffin Pest Management is \$86,200. The Board will review at least one additional bid.

The Board unanimously agreed to appoint Director Moncure as the Virtual Meeting Technical Support Assignee.

Reserves Account signers was briefly discussed and tabled for further discussion.

The Board unanimously appointed director Elton to be the on-call person from whom to obtain approval to call vendors as needed after office hours.

Out of meeting document signing is to be performed by Director Klega.

The Board unanimously agreed moving forward the programming of the entry system will be performed by Director Klega, meeting and assisting contractors while onsite will be assigned as needed, facilitating keys to the Membership for the roof and other common areas will be on as available basis, as will the clubhouse reservations and door alarm battery replacement, as well as any other assignment as they are needed.

The Board unanimously appointed Director Gonzalez as the web-master.

New Business

The Board unanimously approved the account delinquent in the amount of \$1,026 for collections and lien.

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

March 17, 2025

Page 3 of 3

New Business continued

The Board unanimously appointed Director Klega out of meeting unilateral delegated authority not to exceed \$2,000.

The Board unanimously appointed Director Piurkowski as the Architectural Committee to review architectural requests and provide recommendations to the Board.

The Board unanimously appointed Director Elton and Member Bill Miller as the Landscape Committee with the authority to make recommendations to the Board.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
May 19, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

March 17, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:03 pm by the Chair. The Board unanimously approved the meeting minutes dated November 18, 2024, as presented. Delinquencies were reviewed, the Board reviewed and provided responses for incoming correspondence, reviewed and declined an architectural request, and approved a reimbursement request. There being no further business to come before the Board the meeting was adjourned at 7:05 pm to reconvene in the previously scheduled and announced Business meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated March 17, 2025, as presented.

Approval of Financials

The Board unanimously approved the February 2025 and March 2025 financials as presented.

Unfinished Business

Entry lights repair status update; the Board received the bid from A-Pro Security in the amount of \$1,750 and tabled for further review.

No action was taken on the fumigation bid due to Sierra Termite bid pending receipt.

New Business

The Board discussed the proposed rule to require clubhouse reservations provide event insurance, and was tabled for further review.

The Board unanimously approved the bid from LB King Plumbing in the amount of \$3,200 to address the leak over space #014.

Roofing Standards bid to repair the Roof leak in the amount of \$3,220 was unanimously approved as presented.

Pest Control – wasp nest was addressed out of meeting.

Elevator light was addressed out of meeting and lamp has been replaced.

Rear gate lock replacement to not exceed \$500 was unanimously approved.

Reserves account update was not discussed.

NORTHVIEW HOMEOWNERS ASSOCIATION INC.

Board of Directors Business Meeting

Minutes

April 21, 2025

Page 2 of 2

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 7:40 pm by the Chair.

Respectfully submitted by;

Barby D. Young CMCA CCIDM AMS

Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
June 16, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

May 19, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated April 21, 2025, as presented. Delinquencies were reviewed. The Board held a Member hearing for rules violation, approved an architectural request, and reviewed the Management report. There being no further business to come before the Board the meeting was adjourned at 7:05 pm to reconvene in the previously scheduled and announced Business meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated May 19, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated May 2025, as presented.

Unfinished Business

The Board unanimously approved the Resolution regarding the Association's Wells Fargo Reserves Account as presented, to be signed by the Secretary and filed with Wells Fargo for their action.

Entry lights repair status update Board has reached out requesting additional information from the Comet Lighting and A-Pro Security. The required gardening excavation and plant removal, as well as waterproofing, as part of the project continues tabled, as do the electrical bids.

The Board reviewed the fumigation bids from Griffin Pest Management \$86,200, and MADD Termites \$112,000, which were tabled for further review.

Unfinished Business continued

Clubhouse Rental insurance was further tabled

Potable water reminder was tabled.

Tree trimming bid was tabled until August; however, the Committee will request a bid to assure the trees on the Willow side are not touching the building.

New Business

The draft Financial Review provided by the Board's CPA was reviewed and unanimously approved for signing and upon completion to be published.

The Board reviewed the bid from Pete's Plumbing \$9,800 for hydro jet and will schedule a walkthrough with Pete's Plumbing.

The Board unanimously approved the Janitorial bid to clean the garage lighting cobwebs twice annually at the cost of \$100 each time, or \$200 annually.

Gazebo lighting replacement bid from Comet Lighting \$350 was received, the image on the intended replacement fixture continues pending. The Board will reach out, and also schedule with A-Pro for a bid.

The Board unanimously approved the purchase of a plexi glass sign holder for purchase at the hardware store or alike, to replace the existing elevator permit holder, once the current permit expires. Existing holder to be removed by the Board, who will also install the replacement.

The Board unanimously approved ratifying the out of meeting approval via delegated authority, for Great American Pool Service to replace the spa circulating pump, connectors, and tubing, etc., in the amount of \$600.

Adjourn to Executive Session

There being no further business to come before the Board, the meeting was adjourned at 8:03 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
July 21, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton - absent

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

- June 16, 2025: With five of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated May 19, 2025, as presented. Delinquencies, and Management Report were reviewed. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting
- June 25, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board held two Member violation hearings. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting

Approval of Minutes

The Board unanimously approved the meeting minutes dated June 16, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated June 2025, as presented.

Unfinished Business

The Board unanimously approved the A-Pro Security bid at \$1,750 to repair the entrance lighting.

Gardener excavation and plant removal as well as waterproofing bid has been further tabled for the August meeting.

SB326 report Streamline bid for repairs pending receipt.

Fumigation bids were tabled indefinitely.

Clubhouse insurance bid was tabled indefinitely.

Financial Review signature and publish was discussed, along with civil Code requirements, Board signature pending.

Operating Account electronic transfer authorization was discussed and signature pending since June, was tabled indefinitely.

Pete's Plumbing hydro jet bid was tabled for October.

Gazebo light replacement – Comet Lighting continues tabled.

Elevator Sign holder – pending new permit receipt / Board and Board action.

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
July 21, 2025
Page 2 of 2

Unfinished Business continued

Tree trimming bid continues to be tabled for August.

Potable water tabled indefinitely.

New Business

Insurance review to be scheduled as soon as possible.

The Board unanimously approved the elevator light replacement in the amount of \$385 from A-Pro Security, pending signed approval.

Landscape irrigation repair bid in the amount of \$350 was approved out of meeting – Board to provide a copy of the approved bid.

View obstruction windscreens bids were reviewed from Streamline in the amount of \$52,200 for wood and vinyl cost is \$75,200. The bid from 24HRC is \$56,341, a difference of over \$4,000. Two additional bids are pending receipt. The Board tabled review for August to allow for further review and bids.

Standard Roofing bid recommended in 2023 and again due to windscreens was further tabled.

Streamline bid for the concrete driveway was tabled for August.

Streamline provided a bid for mailbox area deck repair and waterproof, was tabled for August.

The Board unanimously appointed the following Members to the Emergency Preparedness Committee:

107	Amy Angel
206	Cathy Y. Butler
115	Daniel R. Ulloa
316	Erica Ann Sack
319	Jamie L. Lozmack
318	Jason Mar-Tang

The Board unanimously approved the architectural request for the presently installed Ring camera, in the current installation manner onto the unit's screen door, with the gentle reminder that at no time are cameras to be installed in the common area.

The Board unanimously approved the architectural request for HVAC for unit #317, and #103, as presented.

The Board unanimously approved payment processing for Comet Electric inv#39680 for \$192.67, and inv#39682 - \$125.00 as presented.

A-Pro Security invoice #250737 in the amount of \$200 was unanimously approved for payment processing; Board to provide copy of signed bid.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:32 pm by the Chair.

Respectfully submitted by;
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
August 18, 2025

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:

President - Tim Klega - absent
Vice President - William Brandon Elton
Secretary - Liz Gonzalez
Treasurer - Matthew Piurkowski
Director - Max Moncure
Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:04 pm by the Chair.

Executive Session Meeting disclosure

July 21, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated June 16, 2025, as presented. The Board unanimously approved the meeting minutes dated June 25, 2025, as presented. Reviewed delinquencies, and held Member hearing for rules violation. There being no further business to come before the Board the meeting was adjourned at 7:03 pm to reconvene in the previously scheduled and announced Business meeting

July 23, 2025: a quorum of the Board met with Counsel from 6:00 pm until 7:00 pm.

Committee Reports

Architectural – beautification project – replacing wood as needed, termite treatment afterwards, is active and ongoing.

Emergency Preparedness – looking into a platform to communicate – emergency communication within the cable system is not offered by Spectrum. May consider social media.

Landscape – The soil in front of #109 pending the front electrical work to be placed back into the planter.

Approval of Minutes

The Board unanimously approved the meeting minutes dated July 21, 2025, as presented.

Approval of Financials

The Board unanimously approved the financials dated July 2025, as presented.

Unfinished Business

Entry light repair – was approved during the July meeting, pending bid signature, to be followed by waterproofing of the planter, and refilling with soil and plants.

Tree trimming bid – the Board further tabled the bid until October.

Insurance tabled for September, until after the meeting with the insurance agent.

- i. Coverage/certificate review tabled for August
- ii. Schedule meeting with agent Scheduled for August 6 / no response

CONTINUED

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
August 18, 2025
Page 2 of 2

Unfinished Business continued

View obstruction windscreens was further tabled for September

- iii. Streamline \$52,200 for wood, and \$75,200 for vinyl.
- iv. ADCO \$60,000
- v. 24HRC \$56,341
- vi. Roofing Standards ???

Roofing Standards roof replacement bid was further tabled for September.

Streamline driveway concrete replacement was further tabled for September.

Streamline mailbox area deck repairs was further tabled for September.

Reserves account update provided.

Gazebo light replacement is pending Comet Electric.

Pete's Plumbing hydro jet was further tabled for October

Potable water – tabled for October

Items pending Board signature were further tabled for September:

- i. New Operating Account – sent June 6th.
- ii. Financial Review – sent June 18th
- iii. A-Pro Security \$1,750 entry light bid – sent July 22nd

New Business

2026 Budget was tabled for September.

Streamline bid for SB326 inspection repairs with a grand total of \$86,350, was tabled for September.

Streamline bid for Wood replacement with a grand total of \$60,150 was tabled for September.

Pool repairs estimate 1137 in the amount of \$1,880 was unanimously approved as presented.

Board proposed surveillance camera rules was tabled for September.

The request for reimbursement for landscape committee approved purchase in the amount of \$138.95, was unanimously approved as presented.

Land Graphics invoice #5449 for irrigation repairs for \$350 were unanimously approved as presented.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm by the Chair.

Respectfully submitted by:
Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW CONDOS INC.
Board of Directors Business Meeting
Minutes
September 15, 2025

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:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski - absent

Director - Max Moncure

Barby Young, CMCA, CCIDM, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance a quorum of the Board was obtained, and the meeting was duly called to order at 7:03 pm by the Chair.

Executive Session Meeting disclosure

August 18, 2025: With four of the five Directors in attendance, a quorum of the Board was obtained, and the meeting was duly called to order at 6:02 pm by the Chair. The Board unanimously approved the meeting minutes dated July 21, 2025, as presented. The Board unanimously approved the meeting minutes dated July 23, 2025, as presented. The Board reviewed the delinquencies and the ALS update. Member hearing was held, and Manager Report reviewed. There being no further business to come before the Board, the meeting was duly adjourned at 7:03 pm by the Chair to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

The Board unanimously approved the meeting minutes dated August 18, 2025, as presented.

Approval of Financials

The financials dated August 2025 were tabled.

Unfinished Business

The Board unanimously agreed to further table the following items for the next meeting:

- Board to propose surveillance camera rules - tabled
- Entry light repair
- Tree trimming
- View obstruction windscreens tabled
- Roofing Standards roof replacement

- Streamline mailbox area deck repairs
- Clubhouse rule – insurance
- Gazebo light replacement

NORTHVIEW CONDOS INC.

Board of Directors Business Meeting

Minutes

September 15, 2025

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Unfinished Business continued

- 2026 Budget
- Streamline SB326 repairs \$86,350
- Streamline Wood replacement \$60,150
- Streamline revised wood replacement bid
- Proposed clubhouse forms
- Roof maintenance – Roofing Standards - tabled
- Streamline driveway concrete replacement tabled indefinitely, remove from agenda, revisit with new Board in 2026
- Pete's Plumbing hydro jet
- Potable water tabled

New Business

The Board unanimously approved the proposed rule – window screen frames must match the exterior window frame color, which is brown – for comment period.

Proposed parking permit was unanimously approved for comment period.

Land Graphics irrigation repair \$640 was unanimously approved as presented pending the Committee to ensure the location of the work to be performed.

Reimbursement request in the amount of \$230 was unanimously approved as presented.

Clubhouse carpet cleaning bid from American Carpet Cleaning in the amount of \$225 was unanimously approved as presented.

The Board reviewed the architectural change request and unanimously approved as presented.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:00 pm to reconvene in the previously interrupted Executive Session Meeting.

Respectfully submitted by;

Barby D. Young CMCA CCIDM AMS
Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Organizational meeting
Minutes
February 17, 2025

The Northview Condominiums Homeowners Association Organizational Meeting of the Board was held via Zoom.com

The Board of Directors represented were:

William Brandon Elton

Matthew Piurkowski

Tim Klega – absent

Max Moncure – absent

Liz Gonzalez – absent

Barby Young, CMCA, AMS - Paragon Equities

A quorum of the Board was not in attendance to hold the meeting.

Meeting not held.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Organizational meeting
Minutes
March 6, 2025

The Northview Condominiums Homeowners Association Organizational Meeting of the Board was held via Zoom.com

The Board of Directors represented were:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Barby Young, CMCA, AMS - Paragon Equities

Call to Order

With five of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 7:05 p.m.

Officers

The Board unanimously agreed appointing the Officers as follows:

President - Tim Klega

Vice President - William Brandon Elton

Secretary - Liz Gonzalez

Treasurer - Matthew Piurkowski

Director - Max Moncure

Adjourn

There being no further business to come before the Board the meeting was adjourned at 7:30 pm by the Chair.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Annual Membership Meeting and
Election of Directors
Minutes
February 17, 2025

The Northview Condominiums Homeowners Association Annual Membership Meeting and Reconvened Election of Directors was held via Zoom.com

The Board of Directors represented were:

Jan Piper – President - absent

Andre Ide – Vice President - absent

Nicolas Diaz – Secretary - absent

Matthew Froelich – Treasurer - absent

Timothy Klega – Director – absent

Abigail Padou – Inspector of Elections – Pro Election

Barby Young, CMCA, AMS - Paragon Equities

Call to order

There were no Board Members in attendance. The Members in attendance unanimously called the meeting to order at 6:05 pm.

The Inspector of Elections announced receiving 24 ballots obtaining a reduced quorum of the membership by ballots allowing the reconvened election meeting.

Voting Results

William Brandon Elton 35 votes – Elected

Matthew Piurkowski – 20 votes – Elected

Tim Klega – 20 votes – Elected

Max Moncure – 19 votes – Elected

Liz Gonzalez – 14 votes – Elected

Andres Ide – 8 votes – not elected

Adjourn to Business Meeting.

There being no further business to come before the Membership, the meeting was adjourned at 6:30 pm to reconvene in the previously scheduled and announced Organizational Meeting of the Board.

Respectfully presented by

Barby Young CMCA AMS

Paragon Equities