

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
April 11, 2020
Online via Zoom Meeting

Approval:

- No Corrections
- With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. CNHOA Board Meeting Attendance Log
2. CNHOA Board Meeting Draft agenda
3. CNHOA Treasurer's reports
4. 03/10/20 ARC approval of painting request from homeowner at 2688 Redford Ct W
5. 03/10/20 Letter sent to 2699 Sedgefield Ct W regarding non-conforming fence on property
6. 03/13/20 Letter sent to 2670 Brattle Lane requesting removal of contractor's sign
7. 03/13/20 Letter sent to 2678 Brattle Lane requesting removal of political sign

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:10 and presented a draft agenda (Attachment 2). Notice of the meeting is posted on the website and signs at both entrances were out by 9am on Thursday morning

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by April 1st, 2020.

3. Roll Call to Establish Quorum:

All five board members were present. Walter Johnson was also present as a guest.

4. Approval of the February Meeting Minutes

The minutes of the February 8, 2020 Board Meeting were reviewed. Steve Kansagor motioned to approve minutes. Kim Branch seconded. All in favor and none opposed.

5. Approval of 2019 Financial Statements Audit

Chris Negvesky worked with the our auditor to perform the audit. The audit was reviewed by all members. Kim Branch motioned to approve the audit. Steve Kansagor seconded. All in favor and none opposed.

6. Approval of Audit Letter

With the financial statements audit being approved, the audit letter was also approved in the same motion above.

7. Presidents Report

- We did not have the March meeting as per the guidance from the county on safer at home due to the COVID-19 crisis
- We are meeting online via Zoom this meeting in order to stay compliant
- Walter Johnson and Russell Smith went around the neighborhood on April 8th

8. Treasurer's Report:

Chris Negvesky provided an update on the finances from February:

- We had deposits of \$6,960.00 in February for Homeowners dues, an estoppel of \$100.00 and bank interest of \$0.49

- We had bills in February of \$25.40 for Duke Energy, \$487.15 for the website and email hosting, \$351.96 for A-Stellar and \$256.80 for the UPS store
- The savings account has a total of \$20,005.08 and the two checking accounts \$12,289.41 and \$12,618.31, resulting in a total equity of \$44,912.80.
- New bills coming in are: Duke, A-Stellar and Insurance policy of \$669.00

Motion to accept Treasurer's Report for February by Steve Kansagor
Second – Kim Branch. All in favor and none opposed

Chris Negvesky provided an update on the finances from March:

- We had deposits of \$1,160.00 in March for Homeowners dues, interest on dues of \$3.90, bank interest of \$0.57 and the neighborhood grant of \$250.00. This brings total income for the month to \$1,414.47.
- Bills were Duke, A-Stellar and Insurance policy
- The savings account has a total of \$30,005.52 and the two checking accounts \$1,413.92 and \$13,861.19, resulting in a total equity of \$45,280.63.
- As of April 11, all dues have been paid except for four households

Motion to accept Treasurer's Report by Kim Branch. Second – Steve Kansagor. All in favor and none opposed

9. Committee Reports

a. Welcome Committee—Steve Kansagor

- The house on 2709 Saxony Ct W has closed by the new homeowners have not moved in yet

b. Architectural Committee—Walter Johnson

Three letters went out in March and an ARC approval:

- Approved ARC form for 2688 Redford Court West for painting
- Letter sent to 2699 Sedgefield Court West regarding “non-conforming” fence on property
- Letter sent to 2670 Brattle Lane requesting removal of contractor sign
- Letter sent to 2678 Brattle Lane requesting removal of political sign

c. Entrance Committee--Walter Johnson

- Nothing significant to report

10. Unfinished Business

a. We will plan on meeting on Zoom for the May meeting as well

- b. The sprinklers at the north entrance were leaking. Chris Negvesky let A-Stellar know so they can repair it

11. New Business

- a. The discussion of a Bear Hunt came up, asking people in the community to put various stuffed bears in their windows for kids to walk around and find them

- Steve Kansagor will write an email for the community and we will send it out to those who we have email addresses for

12. Open Discussion (3 minutes per person)

- Nothing to report

13. Adjournment:

Russell Smith adjourned the meeting at 9:33. Next meeting will be May 9th, at 9 AM.

DRAFT