

**Countryside Northridge Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
**June 13, 2020**  
**Online via Zoom Meeting**

**Approval:**

- No Corrections
- With Corrections (attached)

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Russell Smith, President CNHOA

Date

**Attachments:**

1. CNHOA Board Meeting Attendance Log
2. CNHOA Board Meeting Draft agenda
3. CNHOA Treasurer's reports
4. 05/22/20 Letter to 2650 Beaumont Ct approving replacing sliding door
5. 05/24/20 Letter to 2696 Montague Ct W approving a repainting
6. 05/29/20 Letter to 2706 Brattle Ln approving window and door replacements

## **1. Welcome and Call to Order:**

Kim Branch called the meeting to order at 9:08 and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting is posted on the website by June 1<sup>st</sup>. One guest was present, Walter Johnson.

## **2. Proof of Notice of Meeting:**

Notice of the meeting is posted on the website by June 1<sup>st</sup>, 2020.

## **3. Roll Call to Establish Quorum:**

Three board members were present. Russell Smith and Justin Wagg were not present.

## **4. Approval of the May Meeting Minutes**

Chris Negvesky motioned to approve the meetings from the last meeting. Steve Kansagor seconded, all approved and none opposed.

## **5. Presidents Report**

- Russell Smith was unable to attend and let us know in advance that there were no comments from his side to report

## **6. Treasurer's Report:**

Chris Negvesky provided an update on the finances from May:

- We had regular bills from Duke Energy (\$24.26) and A-Stellar (\$351.96) for the month
- The savings account has a total of \$30,006.52 and the two checking accounts \$2,147.64 and \$12,927.40, resulting in a total balance of \$45,081.56.
- New bills coming in are: Duke and A-Stellar
- We had two deposits from homeowners, so there is one homeowner who has not paid dues for 2020
  - The homeowner voiced challenges with paying the HOA dues since the homeowner has been out of work since February due to the COVID 19 crisis.
  - Payments can be deferred but interest will continue to mount for the unpaid dues until it is resolved
  - Kim Branch reminded us that the WHO had declared a global pandemic, and several laws have changes because of that.
  - It was suggested that we should not pursue legal action, the interest rates will continue to accrue but we will not pursue legal action at this time

- We should ask for written documentation from her employer or proof of unemployment status to show in writing that there are current challenges. That way we have something on file that provides us justification for waiving our right to pursue legal action for lack of paying dues
- Chris discussed the idea of sending emails out in 2021 for dues information, as we now have 90% of homeowners' email addresses. This will be discussed in more detail before the end of the year.

Motion to accept Treasurer's Report for May by Steve Kansagor, Kim Branch seconds. All in favor and none opposed

## **7. Committee Reports**

- a. Welcome Committee—Steve Kansagor
  - Nothing to report
- b. Architectural Committee—Walter Johnson stated that three ARC approvals went out in May:
  - 5/22 Letter to 2650 Beaumont Ct approving replacing sliding doors
  - 5/24 Letter to 2696 Montague Ct W approving a repainting
  - 5/29 Letter to 2706 Brattle Ln approving window and door replacement
  - Additionally, 3450 Northridge Dr. the fence in question was taken down early June.
- c. Entrance Committee
  - Nothing to report

## **8. Unfinished Business**

- a. Nothing to report.

## **9. New Business**

- a. Nothing to report

## **10. Open Discussion (3 minutes per person)**

- Nothing to report

## **11. Adjournment:**

Kim Branch adjourned the meeting at 9:32. Next meeting will be Aug 8<sup>th</sup>, at 9 AM. Method will be discussed beforehand whether it's a zoom meeting or in-person.