

1 Call to Order:

Russell Smith called the meeting to order at 8:57 am.

2 Proof of notice of meeting:

Signs were out by 8:30 am on 03/07/19 at both Northridge entrances.

3 Roll call to establish quorum:

Four board members are present. Steve Kansagor is absent. Guests present are: Walter Johnson, Bill Jonson and Cyndi Gillman

4 Approval of minutes from 02/09/19

- Draft of the meeting minutes were prepared by Justin Wagg
- Reviewed the policy on \$500 payment approval process as cited in the meetings. All in order.
- Motion to approve minutes – Chris Negvesky motioned, Seconded – Kim Branch All in Favor – 4 Opposed – 0

5 President's Report

A. Payment Process

- Russell Smith updated the policy for the payment approval process, which was captured in the minutes from meeting on February 9th, 2019
- Russell Smith clarified the policy to our guest Cyndi Gillman
- Kim Branch motions to accept the new policy. Chris Negvesky seconds. 4 in favor, none opposed
- Justin Wagg will post the payment approval process on the website

B. Transition from Ameritech

- Russell Smith thanked Chris Negvesky and Justin Wagg for all their help with the transition from Ameritech for property management

C. Audit Report

- Russell Smith clarified the discrepancy of \$4200 that came in through the audit in February
- A bill came in January 2018 for work done in 2017 (refurbished signs) and Walter and Gary paid it because the service was rendered before Ameritech took over our business.
- Ameritech was never sent the bill.
 - All is in order for the records from 2018 to the penny
 - Justin Wagg motions to accept the audit letter. Chris Negvesky seconds. 4 in favor, none opposed

D. Dues Notice

- Russell Smith said that because we were late getting the letters out this year after the transition from Ameritech, we will allow homeowners until April 1st, 2019, informing them that interest is now occurring. At that time,

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any outstanding dues will be escalated to our attorney

6 Treasurer's Report

- Chris Negvesky provided the treasurer's report
- \$4,785.00 of HOA dues deposited in February as well as \$200.00 for estoppel letters and \$250.00 for the Block Party Grant from Clearwater City.
- New Bills:
 - Duke Energy bill wasn't paid last month as auto-pay needs to still be enabled
 - Stamps and copy for the second mailing from end of February was pre-approved
- Chris Negvesky included a second dues letter for those who had not yet paid their dues with the newsletter that was sent out
- Russell Smith let everyone know that he purchased stamps and received a check from Chris Negvesky to pay for them. We are trying to avoid paying by personal credit cards
- Kim Branch motioned to accept treasurer's report, Justin Wagg seconded. 4 in favor, none opposed

7 Committee Reports

A. Architectural Control Committee:

- No letters were sent out last month
- Walter Johnson and Russell Smith drove around on March 6th to check the neighborhood. There was one house on 2644 Beaumont Ct which had their trash cans out still, but we will not write a letter unless continues to be an issue
- There was trash on the street from the foreclosed house on Saxony Ct E. The city was notified and the trash was cleaned up
- The paint color for the house at 2657 Beaumont Ct was discussed. Everyone agreed that it seems to be close enough to the approved color samples

B. Welcome Committee:

- No activity from the welcome committee since the last meeting

C. Entrance Committee:

- Flowers are in and pumps are working. All lights are working fine.
- Russell Smith will adjust the lighting schedule for Daylight Savings Time on Sunday

8 Unfinished Business

A. Community Event:

- Russell Smith informed us that we received the check from the city of Clearwater for \$250
- Event is 11 until 2 on March 30th in the park
- We discussed ordering pizza from Joey's for the community. Two slices per person and approximately 40 people will be coming
- We suggested allowing him to come and market at the event for a discounted price
- The city will be coming around with a Kona Ice truck
- Some elected officials and representatives from various departments are also expected to attend.
- City of Clearwater will coordinate any support needed with Police, Fire Trucks, etc.
- Russell Smith suggested that he can purchase drinks and get it refunded
- Russell Smith requested that Steve Kansagor assist with organizing the food
- Russell Smith will bring games and pick up drinks
- Walter Johnson will purchase chips
- Kim Branch will provide water
- Everything will be in place by March 27th for the event
- Russell Smith will create a sign that we can put out before the event to notify the community

B. Email:

- Justin Wagg discussed open rates, bounce rates and process going forward to coordinate between emails being dispatched and regular mail letters
- A regular attempt to unopened or bounced emails will go out one week after
- Anyone who has still not opened the email will then be provided to Chris Negvesky to be added back to the regular mail list
- Justin Wagg will create a new architectural email address for ARC submissions

9 New Business

- Bill Jonson suggested that we send out another email as a separate email with the information for the community event (it was an attachment in the February Newsletter)
- The community event was capped at 34 communities that were sponsored
- The City of Clearwater is suggesting that people continue to keep their cars locked in their driveways to avoid any car theft
- It was suggested that Rick Hartman be invited to the next HOA meeting to discuss possible options for speed reductions due to the expected increase in traffic on Northridge Drive once the construction on Hwy 19 and Curlew

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- Community Yard Sale April 6th
- Russell Smith will create a sign to put up before that to notify community members of the yard sale
- 8am to 2pm on Saturday, April 6th

10 Open Discussion (3 Minute Limit)

- Nothing discussed

11 Adjournment:

Russell Smith adjourned the meeting at 9:53 am. Next Board of Directors' meeting will be April 13th

NOTES