

**Countryside Northridge Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
**May 09, 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. 04/03/20 letter to 2706 Sedgefield Ct W regarding a boat violation
5. 04/28/20 letter to 2694 Brattle Lane regarding a trash can violation

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

Kim Branch called the meeting to order at 9:01 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 20<sup>th</sup>, 2020.

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

Four board members were present. Russell Smith was not present.

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

Request was made to remove the note “rewatch the video”. With that change the minutes shall be approved. Steve Kansagor motioned to approve, Chris Negvesky second, 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 April:

- We had three more HOA payments come in for total received income of \$435, plus \$1.45 in interest, and bank interest of \$0.62, for a total of \$437.07.
- We had bills in February of \$24.56 for Duke Energy, Legal bill of \$181.25, and A-Stellar of \$351.96
- The savings account has a total of \$30,006.03 and the two checking accounts \$1,850.38 and \$13,303.52, resulting in a total balance of \$45,159.93.
- New bills coming in are: Duke and A-Stellar

There are three homeowners who have not paid their dues yet. We discussed sending out reminder letters, but not doing any official forgiveness at this time. We will send out reminder letters but will not bring the items to the attorney.

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

## **7. Committee Reports**

- a. Welcome Committee—Steve Kansagor
  - Nothing to report
- b. Architectural Committee—Walter Johnson provided an updated ahead of time  
Two letters went out in April and an ARC approval:
  - 4/3 Letter to 2706 Sedgefield Court East regarding a boat violation
  - 4/28 Letter to 2694 Brattle Lane regarding a trash can violation
- c. Entrance Committee
  - Walter Johnson was absent so nothing to report.

## **8. Unfinished Business**

- a. Nothing to report.

## **9. New Business**

- a. We were sent an email from the homeowner at 3456 Northridge. They have reported trying to communicate with the homeowner at 3450 Northridge regarding concerns about the fascia on their house that is unkept as well as a fence that is leaning. The homeowner has requested that the board intervenes

The board had a few additional questions about the situation and have reached out for additional information.

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

- Nothing to report

## **11. Adjournment:**

Kim Branch adjourned the meeting at 9:24. Next meeting will be June 13<sup>th</sup>, at 9 AM.