

**Countryside Northridge Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
**November 9th, 2019**

**Countryside Country Club**

**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 written by Justin Wagg
3. CNHOA Treasurer's reports
4. Documents to Review for Annual Business Meeting
5. 10/3 Resident on Beaumont Court - 14 day letter to attorney for trash can violation
6. 10/3 Resident on Sedgefield Court West - fence erected backwards
7. 10/12 Resident on Sedgefield Court East - 14 day letter to attorney for utility trailer violation
8. 10/12 Resident on Montague Court West - sign violation
9. 10/15 Resident on Saxony Court East - Pergola violation must come down
10. 10/18 Resident on Saxony Court West - complaint letter regarding selective enforcement
11. 10/28 Resident on Saxony Court East - trash can violation
12. 10/28 Resident on Beaumont Court - Lot upkeep 10 days given to mow lawn
13. 10/29 Letter from Attorney to Resident on Beaumont Court regarding trash can violation
14. 10/29 Letter from Attorney to Resident on Sedgefield Court East regarding utility trailer violation
15. 10/31 ARC Form from Resident on Brattle Lane approving roof replacement
16. 10/31 ARC Form Resident on Brattle Lane approving siding, painting, windows, doors, fascia, and soffits
17. 10/31 Letter from Resident on Saxony Court West curing their trash can violations rather than participate in pre-suit mediation

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

Russell Smith called the meeting to order at 9:03 and presented a draft agenda (Attachment 2).

## **2. Proof of Notice**

Notice of the meeting is posted on the website and signs at both entrances were out by 9am on Thursday morning.

## **3. Role Call to establish quorum**

In addition to four board members which represent a quorum (Steve Kansagor was absent) the following guest was present - Walter Johnson.

## **4. Minutes Approval**

The minutes of the October 12, 2019 Board Meeting were reviewed. It was discussed that they will be modified to remove the specific names of residents who are being sent letters and only list their actual address. Kim Branch motions to approve minutes based on those changes, Chris Negvesky seconded, all in favor and none opposed

## **5. Presidents Report**

- Russell Smith gave us an update on the manhole construction work that has been going on throughout the community. The city is going around updating sinking manholes
  - They did not contact us, as they go around and anywhere they notice one, they'll take care of it
- A property on Beaumont Court who had an unkept lawn had it cut this week. We will keep a watchful eye on it and send another letter as needed
- A house on Sedgefield Court West has their fence facing the wrong way. It has to be taken down as per city ordinance (the less attractive side of the fence must face inwards)
  - The fence is also currently in violation of our covenants, based on its location. A letter has been sent to inform them of the issue
- A house on Saxony Court East has erected a pergola while the house is listed for sale. Russell Smith met with the contractor who's renovating the house and explained that this is in violation of the HOA covenants and will need to come down

## 6. Treasurer's Report:

Chris Negvesky provided the Treasurer's report (Attachment 3).

- a. Monthly expenses totaled \$400.65 which represented charges for Duke Energy, A Stellar, and postage
- b. The balances in the two checking accounts totaled \$8,824.11 and \$4,181.77, and the savings account balance was \$20,003.73 for total equity of \$33,009.61.
- c. Discussion surrounded leaving the dues at the same rate as last year of \$145. Kim Branch motioned to accept dues to remain the same at \$145. Chris Negvesky seconded. All in favor and none opposed
- d. Motion to accept treasury reports from Kim Branch. Seconded by Justin Wagg. All in favor and none opposed

## 7. Committee Reports

- a. Welcome Committee  
nothing to report
- b. Architectural Committee—Walter Johnson
  - As a result of the inspection on 11/06/19 and in response to ARC requests, the following letters were sent:
    - 10/3 Resident on Beaumont Court - 14 day letter to attorney for trash can violation (attachment 5)
    - 10/3 Resident on Sedgefield Court West - fence erected backwards (attachment 6)
    - 10/12 Resident on Sedgefield Court East - 14 day letter to attorney for utility trailer violation (attachment 7)
    - 10/12 Resident on Montague Court West - sign violation (attachment 8)
    - 10/15 Resident on Saxony Court East - Pergola violation must come down (attachment 9)
    - 10/18 Resident on Saxony Court West - complaint letter regarding selective enforcement (attachment 10)
    - 10/28 Resident on Saxony Court East - trash can violation (attachment 11)
    - 10/28 Resident on Beaumont Court - Lot upkeep 10 days given to mow lawn (attachment 12)
    - 10/29 Letter from Attorney to Resident on Beaumont Court regarding trash can violation (attachment 13)
    - 10/29 Letter from Attorney to Resident on Sedgefield Court East regarding utility trailer violation (attachment 14)

- 10/31 ARC Form from Resident on Brattle Lane approving roof replacement (attachment 15)
- 10/31 ARC Form Resident on Brattle Lane approving siding, painting, windows, doors, fascia, and soffits (attachment 16)
- 10/31 Letter from Resident on Saxony Court West curing their trash can violations rather than participate in pre-suit mediation (attachment 17)

c. Entrance Committee  
Nothing to report

## **8. Unfinished Business**

a. None

## **9. Review of Annual Business Meeting Documents**

Justin Wagg presented the letters that will be mailed out for notice of the annual meeting as well as the proposed agenda for the Annual Business Meeting. All were reviewed with a few small changes requested to the proposed agenda.

Kim branch motioned to approve the documents. Chris Negvesky seconded, all in favor and none opposed.

## **10. Open Discussions**

none

## **11. Adjournment:**

Russell Smith adjourned the meeting at 10:03