

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
October 3rd, 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. 9/3 2717 Brattle Lane approved a painting request
5. 9/3 2717 Brattle Lane approved replacement of garage doors
6. 9/30 2664 Redford Court West trailer violation letter
7. 9/30 2718 Meadow Wood Drive political sign violation letter
8. 9/30 2692 Sedgefield Court West roof replacement without approval letter

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:03am and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting was posted on the website by September 26th. One guest is present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by September 26th, 2020.

3. Roll Call to Establish Quorum:

All board members were present.

4. Approval of the September Meeting Minutes

We reviewed the meeting minutes from September 19th. Steve Kansagor motioned to approve minutes. Chris Negvesky seconded. All in favor and none opposed.

5. Annual Meeting Agenda and Invitation Letter Review

- We reviewed the letter and discussed the idea of adding a single sentence to introduce the idea of the 2021 Covenants and Bylaws Project
- We discussed adding the dial-in number information on the letter and agenda
- In addition, we discussed how to handle voting of candidates for the open Board Member position to be voted on for those attending virtually
 - Justin will set up an anonymous survey monkey that will allow people to vote one time per IP address
 - This will be our way to tally votes virtually, and allow us to add additional candidates to the ballot from nominations from the floor

6. President's Reports

- Russell provided Kim to share that she will not be running for a position on the board again in 2021.
- Justin and Russell discussed the fact that Justin brought up concerns about the amount of duties and responsibilities of the Secretary role.
 - It was discussed that Justin could be nominated to the VP role for the next term, and add new duties to that for covering technology and communications
 - This will allow the secretary role to be filled by the new board member to come for 2021 and 2022
- These sorts of changes would be elected in 2021 by vote once the new board is formed

7. Treasurer's Report:

- Chris sent out the September report for review.
- In total we have \$43,301.62 in cash reserves, \$30,008.03 in the savings account, and \$2,399.97 and \$10,893.62 in two checking accounts.
- There is one resident who has outstanding dues, as a result of COVID struggles. Chris reached out to the resident and she suggested that she'll be attempting to pay the dues by December
- Kim Branch motioned to approve the treasurer's report. Steve Kansagor seconded. All in favor and none opposed

8. Committee Reports

a. Welcome Committee

- Nothing new in the past month

b. Architectural Committee

- Russell and Walter rode around the neighborhood on September 30th. One house had started a roof project without approval and there were a couple trash cans out.
- September letters were provided (see attachments). In total there were five letters sent out in September

c. Entrance Committee

- Timing has been changed on the lighting at the entrances
- We also put in a new light to replace a defective one

d. Nominating Committee

- Changes to the current Board Members was discussed in the President's report

9. Unfinished Business

- The idea of a potential social media community group was discussed.
- The Board of Directors is a business registered in SunBiz and we need to be aware of that
- The board is comfortable with a grass roots community group to be run and maintained by members of the community, but we feel that we should be disassociated from an official Facebook page
- A disclaimer should be added to any community groups that identifies that the group is not in association with CNHOA in any formal legal capacity
- Russell motioned for a vote on the matter. Kim Branch seconded. All in favor and none opposed.

10. New Business

- Steve asked about what trees the city should be maintaining vs community members, as some trees are overgrowing
- Russell said he will bring it up with his contact in the city
- Justin asked about what the process and bylaws for the city for replacing trees that are removed
 - Russell will contact the city to find out if there is still an obligation that two trees taller than 10 feet must be planted for each tree that is removed
 - If this is still the case, we will send out letters to the homeowners to remind them of the city's provisions. This is an ordinance outside of our control as a board, but would be a friendly reminder about the provisions

11. Open Discussion (3 minutes per person)

- Nothing to report

12. Adjournment:

Russell Smith adjourned the meeting at 9:44.