

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
January 9, 2021
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 Architectural Letters

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:01am and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting was posted on the website by December 20. One guest is present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by December 20th, 2020.

3. Roll Call to Establish Quorum:

All five Board Members were present. Therefore, a quorum is present.

4. Discussion and Election of Board Member Roles

- Elected - Russell Smith to President
 - Steve Kansagor motioned to approve; Justin Wagg seconded the motion. All in favor and none opposed
- Elected - Justin Wagg to Vice President
 - Russell Smith motioned to approve, Maria Oczko-Canant seconded the motion. All in favor and none opposed
- Elected - Maria Oczko-Canant to Secretary
- Elected - Chris Negvesky to Treasurer
 - Steve Kansagor motioned to approve; Justin Wagg seconded the motion. All in favor and none opposed
- Elected – Steve Kansagor to Director
 - Chris Negvesky motioned to approve; Russel Smith seconded the motion. All in favor and none opposed

5. Review of the November Meeting Minutes

- Reviewed and accepted. Russel Smith motioned to approve; Steve Kansagor seconded the motion. All in favor and none opposed

6. President's Reports

- Brattle house, wood rot was observed, notice to be sent
- 1 Resident has Utility Trailer, repeated written notice, final 14-day warning was sent before it goes to attorney

7. Treasurer's Report:

- Chris sent out the December report for review.
- In total we have \$41,483.66 in cash reserves, \$30,008.78 in the savings account, and \$2,350.03 and \$9,124.85 in two checking accounts.
- Regular expenses went out, including a reimbursement expense to Russell Smith for the annual meeting supplies
- Resident who was unpaid from 2020 will be paying this week with interest
- Requested HOA dues will have online payment option now via Stripe. There will be a 2.9% plus \$0.30 per transaction.
- HOA dues letters will go out this week
- SunBiz annual report was submitted and bill will be received in January
- We'll need to allocate legal fees to the bylaw/covenant review
- Russell Smith motioned to approve the treasurer's report. Steve Kansagor seconded. All in favor and none opposed

8. Committee Reports

- Welcome Committee
 - No new residents
- Architectural Committee
 - November
 - 11/17/20 2701 Sedgefield Court East Fascia work being done without approval
 - December
 - 12/27 2682 Redford Court West approval for fence replacement
 - 12/29 2680 Saxony Court West trash can violation
 - 12/29 2672 Saxony Court West Covenant sign violation
 - 12/29 2707 Sedgefield Court East Covenant sign violation and possible fence replacement without approval
 - 12/29 2680 Beaumont Court Covenant sign violation and roof replacement without approval
 - 12/29 2672 Montague Court West trash can violation
 - 12/29 2693 Beaumont Court trash can violation
 - 12/31 2650 Beaumont Court approve fence replacement
- Entrance Committee
 - No new business
- Nominating Committee
 - No new business

9. Bylaws/Covenants project

- 2021 Covenants and Bylaws Modernization Project
 - We will confirm paper copies will not need to be sent once any changes are made
 - Signatures for changes may be needed (and will need to confirm if can be electronic)
 - Covenants 5,7, and 8 will be topic of discussion for the February meeting. Request for resident feedback will be posted on webpage and Facebook page with a deadline of January 31st for submission

10. New Business

- Facebook page approved for non-official use (final draft to go out this week for approval)
- Zoom subscription approved for \$150 by all HOA board members. None opposed.
 - Going forward, Zoom meeting information will be communicated on website and Facebook page
- 2021 Meeting Dates set

11. Open Discussion (3 minutes per person)

- Nothing to report

12. Adjournment:

Russell Smith adjourned the meeting at 10:13am.

CNHOA Board Meeting Attendance Log – January 9, 2021 Online Meeting

- Russell Smith, President
- Justin Wagg, Vice President
- Maria Oczko-Canant, Secretary
- Chris Negvesky, Treasurer
- Steve Kansagor, Director
- Walter Johnson, Consultant

Draft Agenda posted January 7, 2021

COUNTRYSIDE NORTHRIDGE HOA

Notice of Board of Director's Meeting

Notice is hereby given that the Board of Directors of the Countryside Northridge HOA will be held at the following:

DATE: Saturday, January 9th, 2021

TIME: 9:00 am

PLACE: Virtual Meeting - Zoom

AGENDA

1. Call to order and welcome
2. Proof of notice of meeting
3. Roll call to establish quorum
4. Discussion and Election of Board Member Roles
5. Review of the November Meeting Minutes
6. President's Reports
7. Treasurer's Report
8. Committee Reports
9. Bylaws/Covenants Project Planning
10. 10.Unfinished Business
11. New Business
12. Open Discussion (3 Minute Limit)
13. Adjournment

All residents are welcome to attend.