

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
March 13, 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 9:00am and presented a draft agenda that was prepared by Maria Oczko-Canant. One guest present: Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by February 16th, 2021.

3. Roll Call to Establish Quorum:

Four Board Members were present. Therefore, a quorum is present. Justin Wagg, Vice-President was absent.

4. Review of the February Meeting Minutes

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

6. President's Reports

- No violations

7. Treasurer's Report:

- Chris sent out the February report for review ahead of meeting.
- End of February, 112 members have paid, 8 yet to pay.
- Dues letters for those who haven't paid with warning of interest being mailed this week.
- In total we have \$50,632.13 in cash reserves, \$30,009.28 in the savings account, and \$3,350.08 and \$17,272.77 in two checking accounts.
- Regular expenses went out, including, Duke, A-steller, Internet hosting, insurance, postage, membership for neighborhood coalition.

- Additional expenses were online processing fees and zoom subscription reimbursement for Maria.
- Audit is final. Russell Smith motioned to approve the Audit report. Maria Oczko-Canant seconded.
- Russell Smith motioned to approve the treasurer's report. Maria Oczko-Canant seconded. All in favor and none opposed.

8. Committee Reports

- Welcome Committee
 - No new residents
- Entrance Committee
 - No new business
- Architectural Committee
 - February
 - 2/8 Letter sent to 2724 Redford Court East suggesting that they stop work on a backyard structure as an ARC Request has not been submitted nor has a permit been issued.
 - 2/19 Approved a re-roofing request for 3451 Northridge Drive.
 - 2/25 Approved a flat roof replacement for 2704 Saxony Court East.
 - Via drive by it was noted that Sedgfield Ct E lawn needed attention and letter was sent
- Nominating Committee
 - No new business

9. Bylaws/Covenants project

- 2021 Covenants and Bylaws Modernization Project
 - Review of covenants discussed during last meeting, no edits
 - Discussed updated to Covenants 9-14
 - All revisions will be summarized by Maria Oczko-Canant and an interest form will be created to get 40 signatures to move forward
 - Once 40 signatures are obtained, language for changes will go to lawyer for review and signature gathering to begin by end of April
 - Signatures for changes will be needed (and will need to confirm if can be electronic and/or if Notary needed for every signature)
 - We still need to confirm paper copies will not need to be sent once any changes are made and can be published on website

10. New Business

- Email out newsletter for residents
 - Maria motioned to try newsletters (sent out via MailChamp)
Russell Smith approved, Chris Nevsky seconded.

11. Open Discussion (3 minutes per person)

- Elaine Slone joined late as a guest and mentioned improving communication

12. Adjournment:

Russell Smith adjourned the meeting at 10:09am.

Draft Agenda posted February 16, 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, March 13th, 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. Review of December Annual Meeting Mins
5. Review of the February Meeting Minutes
6. President's Reports
7. Treasurer's Report
8. Committee Reports
9. Covenant Review
10. Unfinished Business
11. New Business
12. Open Discussion (3 Minute Limit)
13. Adjournment

All residents are welcome to attend.