

**Countryside Northridge Homeowners Association  
Board of Directors  
Meeting Minutes  
May 15, 2021  
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 Architectural Letters

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

- Russell Smith called the meeting to order at 9:03am and presented a draft agenda that was prepared by Maria Oczko-Canant. Chris Negvesky and Steve were absent. One guests present: Walter Johnson.

## **2. Proof of Notice of Meeting:**

- Notice of the meeting was posted on the website by April 30th, 2021.

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

- Three Board Members were present. Therefore, a quorum is present.

## **4. Review of April Min**

- Russ motioned, Maria approved

## **5. President's Reports**

- No violations

## **6. Treasurer's Report**

- Chris sent out the April report for review ahead of meeting.
- All homeowners have paid 2021 dues
- In total we have \$50,397.79 in cash reserves, \$30,009.76 in the savings account, and \$3,150.14 and \$17,237.89 in two checking accounts.
- Regular expenses went out, including, Duke, A-steller, Cianfrone (legal).
- UPS Rental mail box and insurance paid
- Russell Smith motioned to approve the treasurer's report. Maria Oczko-Canant seconded. All in favor and none opposed.

## **7. Committee Reports**

- Welcome Committee
  - No new residents
- Entrance Committee
  - Front entrance – electrical issues
  - In progress, final cost will be higher than estimate. No power west side of Nothridge , may be added to work
  - South entrance – behind side, partial stone telephone poles, they are rotted. That will be next to repair and we will get bid.
  - Will need landscaping replaced as well that has died out
- Architectural Committee
  - April violation letters sent:
  - 4/7 2706 Redford Court East property neglect decaying window sills
  - 4/7 2693 Beaumont Court trash can storage violation, property neglect missing hedges
  - 4/7 2676 Redford Court West commercial vehicle violation
  - Drive by: no violations
- Request to present rain barrels to collect water
  - Not visible and should be covered to prevent mosquitos
  - FL strongly encourages their usage
  - Will gather more information and vote in upcoming meeting
- Nominating Committee
  - No new business

## **8. Bylaws/Covenants project**

- 2021 Covenants and Bylaws Modernization Project
  - Met with attorney, covenant changes are in process of being written up for resident vote
  - E-signature was confirmed acceptable to obtain votes
  - Email consent form was provided to gain consent prior to sending for e-signature
  - Motion to approve DocuSign expense \$480/year, billed yearly
    - Russ- motioned, Maria Oczko-Canant seconded.
- Was advised to advertise time and date of future meetings and ARC discussions.
  - Will look at options and vote to approve expense next meeting

## **9. New Business**

- Northridge Dr/Brattle/Curlew 3 sidewalks were repaired by City
- In April, forestry division was called for oak trees, and city came out and said are put on list along with 7 homes on Northridge.
- Manhole covers are back to making noise and city needs to fix
- 4<sup>th</sup> of July event to schedule – Maria to take lead, can earmark neighborhood day funds

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

## **11. Adjournment:**

Russell Smith adjourned the meeting at 9:38 am.