

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
June 12, 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 9:04am and presented a draft agenda that was prepared by Maria Oczko-Canant. Steve was absent. One guests present: Walter Johnson.

2. Proof of Notice of Meeting:

- Notice of the meeting was posted on the website by May 16th, 2021.

3. Roll Call to Establish Quorum:

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

4. Review of May Min

- Russ motioned, Maria seconded. All in favor, none opposed.

5. President's Reports

- No violations
- A-Steller coming out to bid to rebuild flower beds
- Notice of Meeting Signs – 18x24 from Staples
 - Will send draft to Staples
 - \$83 estimated cost
 - All in favor to move forward, none opposed.

6. Treasurer's Report

- Chris sent out the May report for review ahead of meeting.
- All homeowners have paid 2021 dues
- In total we have \$50,397.79 in cash reserves, \$30,010.01 in the savings account, and \$3,150.17 and \$16,628.55 in two checking accounts.
- Regular expenses went out, including, Duke, A-steller, PO rental.
- Next month new electrical meter will be on there, and legal bill for covenant review

- We consolidated operating accounts
- Justin Wagg 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
 - Will need landscaping replaced as well that has died out
- Architectural Committee
 - Violation Letters
 - 5/2 2706 Meadow Wood Drive approved new roof
 - 5/28 2676 Redford Court West sent letter regarding continuous abuse of Commercial Vehicle Violation
 - Any member can be on committee on ad-hoc basis
- Request to present rain barrels to collect water
 - Not visible and should be covered to prevent mosquitos
 - FL strongly encourages their usage
 - Will write up add to the covenants and vote in upcoming meeting after covenants are rewritten
- Nominating Committee
 - No new business

8. Bylaws/Covenants project

- 2021 Covenants and Bylaws Modernization Project
 - Attorney says he'll have it back next week
 - Email consent form was provided to gain consent prior to sending for e-signature
 - 60 have signed to date

9. New Business

- Annual meeting December 7th 2021 set

10. Open Discussion (3 minutes per person)

11. Adjournment:

Russell Smith adjourned the meeting at 9:33 am.