

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
August 07, 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. Justin W was absent. Two guests present: Walter Johnson, Mike Keller

2. Proof of Notice of Meeting:

- Notice of the meeting was posted on the website by July 19th, 2021.

3. Roll Call to Establish Quorum:

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

4. Review of June Min

- Steve motioned, Chris seconded. All in favor, none opposed.

5. President's Reports

- No violations
- Southend repairs- getting bids to get it fixed up
 - A-Steller bid \$5100
 - Keystone TBD
- Meeting Sign purchased
 - Will put up for next meeting

6. Treasurer's Report

- Chris sent out the June/July report for review ahead of meeting.
- In total we have \$44,210.20 in cash reserves, \$30,010.51 in the savings account, and \$14,199.69 in the checking account (as of July).
- Regular expenses went out, including, Duke, A-steller, Ciafrone.
- New from June month: Mike Currie- electric meter
- New from July month: legal bills to review the covenants, meeting notice signs, additional meter repair
- Steve motioned to approve the treasurer's report for June and July. Maria Oczko-Canant seconded for both June and July. All in favor and none opposed.

7. Committee Reports

- Welcome Committee
 - 1 new resident- 2695 Redford Ct W
- Architectural Committee
 - June
 - 6/10--2668 Montague Court West letter sent regarding lot upkeep of grass
 - 6/14--2680 Montague Court West approved resurfacing of pool and patio
 - July
 - 7/25--2681 Montague Court West approved roof replacement
 - 7/29--2688 Redford Court West approved fence repair
 - 7/29--2686 Brattle Lane observed materials for roof replacement and letter sent requesting they submit ARC Form
- Nominating Committee
 - No new business

8. Bylaws/Covenants project

- 2021 Covenants and Bylaws Modernization Project
 - Sending back for redlines
 - Vote September

9. New Business

10. Open Discussion (3 minutes per person)

11. Adjournment:

Russell Smith adjourned the meeting at 9:37 am.