

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
October 9, 2021
Online via Zoom Meeting**

Approval:

- No Corrections
- With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. Welcome and Call to Order:

Russell Smith called the meeting to order on 9:02 and presented a draft agenda (Attachment 2) that was prepared by Maria Canant. Notice of the meeting is posted on the website by October 7th. One guest was present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by October 7th, 2021.

3. Roll Call to Establish Quorum:

Three board members were present, Steve Kansagor , Chris Negvesky, Russ Smith so there is a quorum

4. Approval of the August Meeting Minutes

Revised minutes were reviewed. Chris motioned to approve, Steve seconded motion to accept. All in favor and none opposed

5. Presidents Report

- Russell discussed the landscaping with A-Stellar owner Matt Shinn and he's good with doing the work in December (Time permitting) and billing us in January, He's staying with quoted labor but has to check on material prices. Chris heard from another contractor who declined the job. We all agreed to go ahead with A-Stellar as noted.

6. Treasurer's Report:

Chris Negvesky wasn't able to post financials at the meeting due to BB&T interface issues. Once he can provide the reports, they attached hereto. The Board ok'd a \$1000.00 payment for attorney fees for 4 hours work on covenant review .He will also look into a \$100.00 past due bill from attorney office.

Motion to accept the \$1000 legal bill by Russ, seconded by Steve. All in favor and none opposed.

No approval of report pending report Chris will send.

All agreed to have the dues continue at \$100 for 2022

7. Committee Reports

- a. Welcome Committee—

Steve had no move-ins to report. We did authorize \$200 for 4 Publix gift cards for new members of the association as they move in. Chris motioned to approve, Russ seconded . All in favor, none opposed

b. Architectural Committee— Walter discussed the violation report. There was one violation found on the neighborhood drive through on Thursday, October 7th for continuing to have a commercial vehicle overnight. This resident has been repeatedly warned and is not in compliance. Chris is going to reach out to her and see if it can be resolved before sending it is sent to our attorney

c. Entrance Committee
Nothing to report..

8. Unfinished Business

a. Russ will call attorney office regarding some corrections to be made to our covenant documents. Some are repeats and we don't think we should be billed for these corrections

9. New Business

a. Nothing to report

10. Open Discussion (3 minutes per person)

- Nothing to report

11. Adjournment:

Russell Smith adjourned the meeting at 9:28. Next meeting will be November 13, at 9 AM. Method will be discussed beforehand whether it's a zoom meeting or in-person.