

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
September 11, 2021
Online via Zoom Meeting**

Approval:

- No Corrections
 With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. xxxxx

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 September 9th. One guest was present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by September 9th, 2021.

3. Roll Call to Establish Quorum:

Four board members were present. Steve Kansagor

4. Approval of the August Meeting Minutes

Revised minutes were reviewed. Justin Wagg motions to accept, Chris Negvesky seconds. All in favor and none opposed

5. Presidents Report

- Russell discussed the landscaping for the entrances. We have requested six quotes for the landscaping at the south entrance but have only received one quote so far
- We decided to wait until the new year to take care of the remaining items for the entrances, to utilize the 2022 budget
- We will be meeting on Wednesday at 3:30 PM with the attorney to go over the next steps for the Covenants project

6. Treasurer's Report:

Chris Negvesky provided an update on the finances from August:

- We had regular bills from Duke Energy (\$170.65) and A-Stellar (\$351.96) for the month, including reimbursement of \$146.93 to Maria Canant for Neighborhood event costs, and \$750 for legal fees
- The savings account has a total of \$30,010.76 and the checking account for \$12,780.26, resulting in a total balance of \$42,791.02.
- New bills coming in are: Duke and A-Stellar
- We will be expecting to go over in costs for legal fees due to the covenants project

Motion to accept the \$750 legal bill by Justin Wagg, Chris Negvesky seconded. All in favor and none opposed.

Motion to accept Treasurer's Report for August by Justin Wagg, Russell Smith seconds. All in favor and none opposed

7. Committee Reports

a. Welcome Committee—Steve Kansagor

- Steve was not present

b. Architectural Committee—Walter discussed the violation report. There were five violations found on the neighborhood drive through on Wednesday, September 8th. Four were for trash cans and one was for the condition of the lawn for a house on Montague Ct W

- In August there was a single ARC form submitted and approved

c. Entrance Committee

- Discussed in the President's report

8. Unfinished Business

a. Nothing to report.

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 9:30. Next meeting will be October 9th, at 9 AM. Method will be discussed beforehand whether it's a zoom meeting or in-person.