

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
November 13, 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 9:00 am and presented a draft agenda that was prepared by Maria Canant. Notice of the meeting is posted on

the website by November 7th. Two guests were present, Walter Johnson and Jim Watson

2. Proof of Notice of Meeting:

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

3. Roll Call to Establish Quorum:

Five board members were present, Justin Wagg, Chris Negvesky, Russ Smith, Maria Oczko-Canant, Steve Kansagor, so there is a quorum

4. Approval of the October Meeting Minutes

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

5. Presidents Report

- No violations

6. Treasurer's Report:

Chris Negvesky wasn't able to post financials at the October meeting due to BB&T interface issues. Both are now posted.

Cash Balance Acct 7146 30,011.26)

Cash Balance Acct 7090 11,920.43)

Total Balance 41,931.69

Motion to accept the budget Justin, seconded by Russ. All in favor and none opposed.

Motion to keep the dues for 2022 at \$100 by Maria, seconded by Chris. All in favor and none opposed.

September bill will show attorney bill again on November that it was paid because check went out a bit delayed.

Motion to approve financials for September, Maria motioned, Justin Seconded.
Motion to approve financials for October, , Maria motioned, Justin Seconded.

7. Committee Reports

a. Welcome Committee—

We had no move-ins to report.

b. Architectural Committee— No violations

- i. There was one ARC approval in October--2651 Beaumont approved roof replacement and re-painting

c. Entrance Committee

Nothing to report.

8. Unfinished Business

Annual meeting-

- 15 days notice of a meeting- sent by the 23rd
- Rec Center Dance Room 7pm,. Dec 7th.
- Need 1 Director spot filled, Treasurer is also open (Chris) Name on Ballot.
- 12 houses total needed.
- Will send via DocuSign as requested and reminder on newsletter and FB ahead of meeting

9. New Business

Garage sale provide a date, residents can put signs up and log location online

Directory – we don't have but can ask if they want it

Website – look at costs, \$300 a year to upgrade and will be updated by 2022

10. Open Discussion (3 minutes per person)

- Traffic issues
- Thru Streets cannot have speed bumps per the city
- Followup in 2022 with city

Covenants:

Bylaws meeting to be set – 10% quorum. Send out notice with Proxy- Meeting First week of February. Covenant February 3rd. 7pm. Sent out by January 16th

Covenant info meeting

11. Adjournment:

Russell Smith adjourned the meeting at 9:41. Next meeting will be January 8, at 9 AM. Method will be discussed beforehand whether it's a zoom meeting or in-person.