

**Countryside Northridge Homeowners Association  
Board of Directors  
Meeting Minutes  
January 08, 2022  
Online via Zoom Meeting**

**Approval:**

- No Corrections
- With Corrections (attached)

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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 January 5<sup>th</sup>. One guest was present, Walter Johnson.

## **2. Proof of Notice of Meeting:**

Notice of the meeting is posted on the website by January 5th, 2022.

## **3. Roll Call to Establish Quorum:**

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

## **4. Election of Officers**

Jim Watson- Director, Chris Motioned, Russ seconded, Everyone in favor, none opposed.

Justin Wagg- VP, motion to elect by Russ, Chris seconded. Everyone in favor ,None opposed

Maria Oczko-Canant- Secretary motion to elect by Russ, seconded by Justin, Everyone in favor , None opposed

Chris Negvesky – Treasurer, motion to elect by Maria, Seconded By Russ  
Russ Smith- President, motion to elect by Maria, Seconded by Chris, Everyone in favor, None opposed

## **5. Approval of the November Meeting Minutes**

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

## **6. Presidents Report**

- No violations
- Landscaping work will begin soon
- Lawn updates discussion for the Christmas Palms at north entrance
- South entrance- remind to trim crepe myrtles

## **7. Treasurer's Report:**

Chris Negvesky sent year end/December report.

Cash Balance Acct 7146 30,011.76

Cash Balance Acct 7090 9,091.10

Total Balance 39,102.86

About 28 residents have paid their dues.  
Bills coming up: Tropicana storage, Zoom, Bylaw updates

Motion to approve financials for December, Maria motioned, Russ Seconded. All in favor and none opposed

## **8. Committee Reports/ Appointment of Committees**

- a. Welcome Committee— Jim will head committee  
We had no move-ins to report.  
Will create info sheet for Jim to hand out
- b. Architectural Committee— No violations
  - ii. There was one ARC approval in December-- 2692 Beaumont Court-- approved solar roof panels.
  - iii. Jim will assist
- c. Entrance Committee  
Nothing to report.
- d. Audit Committee  
Nothing to report.
- e. Nominating Committee  
Nothing to report.

## **9. Unfinished Business**

### **Bylaws/Covenants:**

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

Covenant info meeting

## **10. New Business**

None

## **11. Open Discussion (3 minutes per person)**

**12. Adjournment:**

Russell Smith adjourned the meeting at 9:35. Next regular monthly meeting will be February 12th, at 9 AM via Zoom.