

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
February 12, 2022
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 at 9:00 am and presented a draft agenda that was prepared by Maria Canant. Three guests were present: Walter Johnson, Cynthia Gillman, and Pete Cirrincione.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by January 31st, 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. Approval of the January Meeting Minutes

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

5. Presidents Report

- Updated Bylaws were passed during the February 3rd meeting

6. Treasurer's Report:

Chris Negvesky sent Janaury report.

- Cash Balance Acct 7146 30,012.01
- Cash Balance Acct 7090 13,774.28
- Total Balance 43,786.29

About 80 residents have paid their dues. Letters have gone out to those that have not

New Bills coming up: Russ and Maria – expenses for bylaws meeting.

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

7. Committee Reports/ Appointment of Committees

a. Welcome Committee—

2 gift cards handed out to residents who had moved in the last 2 months

b. Architectural Committee— 1 violation- trash cans out

There was 4 ARC approval in January

- 1/3 2688 Redford Court West approved a new fence request
- 1/13 2711 Brattle Lane approved solar panels
- 1/17 2680 Beaumont Court approved a pool renovation and bird cage replacement
- 1/19 2709 Montague Court East approved a roof replacement

c. Entrance Committee

South end work completed

d. Audit Committee

Audits have been sent

e. Nominating Committee

Nothing to report.

8. Unfinished Business

Covenants:

Covenant info meeting – Set for March 8th. Notices to be mailed by Maria. Newsletter, FB and Website also updated with meeting information.

9. New Business

- Neighborhood Day- March 26th – 11-2pm
 - Notice to go out and ask residents to RSVP
 - HOA will provide pizza, snacks, and Easter egg hunt
- Spring Cleaning Garage Sale weekend- April 23rd- post on FB and in newsletter
- Flags to line Northridge for Memorial Day

10. Open Discussion (3 minutes per person)

11. Adjournment:

Russell Smith adjourned the meeting at 9:51am. Next regular monthly meeting will be March 12th, at 9 AM via Zoom.