

Countryside Northridge Homeowners Association

Board of Directors

Meeting Minutes

August 13th, 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 9:10am and presented a draft agenda that was prepared by Maria Canant. One guest was present: Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by August 1st, 2022.

3. Roll Call to Establish Quorum:

4 board members were present, Russ, Maria, Chris, and Jim. There was a quorum.

4. Approval of the June Meeting Minutes

June minutes will be approved next month.

5. Presidents Report

- Motion by Jim Watson to move to every other month meetings, starting in September as skip month. October's meeting will include budget approval and prep for dues/meeting notices. Chris seconds. All in favor, none opposed.
- Covenant update: one more attempt via email/mail then will end the voting. Will update community in December meeting
- Curlew Rd work to begin end of year
 - North entrance won't be replaced due to that work
 - We are getting bids for North entrance palm replacements

6. Treasurer's Report:

Chris Negvesky sent June and July to approve

July Balances:

- Cash Balance Acct 7146 \$30,013.49
- Cash Balance Acct 7090 \$9,515.29
- Total Balance \$39,528.78

- Motion to approve June and July by Jim, Maria seconded. All in favor, none opposed.

7. Committee Reports/ Appointment of Committees

- a. Welcome Committee—
 - Nothing to report

- b. Architectural Committee—

- 6/7 2664 Redford Court West sent lot upkeep letter regarding concrete repairs on the house and requesting an ARC Form for possible re-painting
 - 6/7 2668 Montague Court West sent second request regarding the condition of the lawn.
 - 6/7 2645 Beaumont Court sent lot upkeep letter regarding disintegrating condition of bottom panel of garage door.
 - 7/29 2679 Brattle Lane approved request to replace wood fence with white vinyl fence and install pavers on the driveway and lanai.
- c. Entrance Committee
- Palm recommendations were presented, Bismarck recommended
 - Asteller will replace the pump we were quoted
 - Need to deal with the bad switch
- d. Audit Committee
- Nothing to Report
- e. Nominating Committee
- Nothing to report.

8. Unfinished Business

9. New Business

10. Open Discussion (3 minutes per person)

- None

11. Adjournment:

Russ adjourned the meeting at 9:41am. Next regular monthly meeting will be October 8th, at 9 AM via Zoom.