

**Countryside Northridge Homeowners Association**

**Board of Directors**

**Meeting Minutes**

**October 8th, 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 at 9:01am 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 October 1st, 2022.

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

3 board members were present, Russ, Maria and Justin. There was a quorum.

## **4. Approval of the June/August Meeting Minutes**

Maria motioned, Justin seconded. Minutes approved for both June and August.

## **5. Presidents Report**

- North side on left hand side facing North they will be updating sidewalk making ADA compliant
- Hanging over Curlew the tree prevents sunshine to our plants
  - Not far enough over street so it is our problem
  - On common property
  - We will see what is needed to trim the tree
- Curlew construction starts in November, Overpass will be early 2023
  - We won't replace any plants until they are done

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

Chris Negvesky sent August and September to approve

August Balances:

- Cash Balance Acct 7146 \$30,013.74
- Cash Balance Acct 7090 \$8,672.49
- Total Balance \$38,686.23

September Balances:

- Cash Balance Acct 7146 \$30,013.99
- Cash Balance Acct 7090 \$8,217.05
- Total Balance \$38,231.04

- Motion to approve August and September by Justin, Maria seconded. All in favor, none opposed.
- Budget reviewed and we will modify Lawn/landscaping to \$8,000. Will adjust gifts to add the f. With that modification, Justin motion, Maria seconded to approve for 2023- budget was presented. All approved.

- Dues to be left at \$100 for 2023. All in favor, none opposed.

## 7. Committee Reports/ Appointment of Committees

### a. Welcome Committee—

- Nothing to report

### b. Architectural Committee—

There were three ARC Forms in September, 2022 as follows:

- 9/12 2711 Redford Court East approved replacement of three exterior doors
- 9/14 2694 Brattle Lane approved replacement of three impact sliding glass doors
- 9/16 2701 Meadow Wood Drive informed the homeowners that they are responsible for leveling, shaving the raised area, or removing their buckled driveway slab(s) and, with two or three weeks notice, the City would install a sidewalk in that area while the homeowner would be responsible for replacing the rest of the apron. They were given the name and phone number of the person at the City to contact.

The monthly drive-thru of the neighborhood was conducted on 9/21 at 12:30 pm. The following items were noticed:

- 2645 Beaumont Court--one panel of the garage door requires painting and the grass needs mowing.
- 2656 Beaumont Court--the trash can was by the garage door and not in the can hide as required.
- 2693 Beaumont Court--no progress on the replacement or removal of the hedges bordering Northridge
- 2683 Redford Court West--utility trailer parked in the grass next to the driveway
- 2686 Redford Court West--commercial vehicle (beer truck) still being parked in the driveway on a daily basis. This resident was offered Mediation on 11/16/21 and has not responded. It is now time for the attorney to press the issue and send the bill to the resident
- Due to preparation for the arrival of, and clean-up after, Hurricane Ian and the fact that most of the above are repeat offenders, no letters were sent on the drive-thru violations. Another inspection will be made tomorrow and, if the conditions still exist, letters will be sent to all but the hedge and beer truck violators.

### c. Entrance Committee

- Re: Replacing the Palms on the north entrance.
  - Jim's recommendation is to have Kevin Witcombe's Tree Service do the removal.
    - Work with A-Stellar on the install and yearly fertilizer maintenance (initial ground soak, quarterly fertilizer, and 1/year injection to protect against insects and disease). Would recommend letting A-Stellar clean up the oak on the west side that is over hanging the existing palm as part of the effort. Jim's suggestion was to Utilize Edan Nursery on the selection of the new palms and installation.

- A-steller has been our lawn service provider for years
- Can guarantee the palms and installation that way
- Negates multiple vendor management for minimal savings
- Agreement with the board members present to use A-Steller

**d. Audit Committee**

- Nothing to Report

**e. Nominating Committee**

Nothing to report.

**8. Unfinished Business**

**9. New Business**

- Have to send out notice for Annual meeting (notice sent by 11.22)
- Proxy for annual meeting will be sent
- Covenants will be ballot
- 3 positions to fill – Russ, Justin, and Maria

**10. Open Discussion (3 minutes per person)**

- None

**11. Adjournment:**

Russ adjourned the meeting at 9:35am. Annual meeting will be December 6th, at 7 PM in person and on Zoom. Next monthly meeting will be January 14<sup>th</sup>, 2023.