

**Countryside Northridge Homeowners Association**

**Board of Directors**

**Meeting Minutes**

**June 3rd, 2023**

**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:**

Maria Canant called the meeting to order at 9:00 am and presented a draft agenda that was prepared by Maria Canant. No guests presents.

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

Notice of the meeting is posted on the website.

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

3 board members were present, Chris, Saskia, and Maria. Russ, Jim were absent. There was a quorum.

### **4. Approval of the Prior Meeting Minutes**

Revised March minutes were reviewed. Maria motioned to approve, Saskia seconded motion to approve. All in favor and none opposed.

### **5. President's Report**

Curlew construction ongoing. Trees won't be replaced until it's done.

We sent letters about dry wells/lawn upkeep. We discussed that maybe we do not send letters to neighbors knowing that there are issues and wait until neighbors CAN resolve the issues vs sending a letter putting them on notice when they can't do anything about it right now. We thought that is a waste of stamp/time and aggravates the owners.

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

- March:
  - Cash Balance Acct 7146 \$30,015.47
  - Cash Balance Acct 7090 \$13,280.20
  - Total Balance \$43,295.67
- April:
  - Cash Balance Acct 7146 \$30,015.72
  - Cash Balance Acct 7090 \$13,659.14
  - Total Balance \$43,674.86
- May:
  - Cash Balance Acct 7146 \$30,015.97
  - Cash Balance Acct 7090 \$13,221.86
  - Total Balance \$43,237.97

Notable March bills- insurance paid. Web hosting email paid. Refunded one resident dues.

April- state filing fee

May- reimbursement for Neighborhood Day

7 unpaid dues

Approval of March April and May treasurer's reports – Chris motioned, Maria seconded. None opposed.

## 7. Committee Reports

### a. Welcome

Approval for gift cards to restock welcome gift

### b. Architectural

- i. 4/4 Approved replacement of a wooden fence at 2717 Redford Court East
- ii. 4/4 Sent final notice to resident at 2700 Sedgefield Court East regarding removal of River Rock on the driveway.
- iii.
- iv. 5/10 2672 Saxony Court West Grass Letter
- v. 5/10 2688 Montague Court West Grass Letter
- vi. 5/10 2694 Brattle Lane Dead Palm Tree Rotten wood on the can hide
- vii. 5/10 2701 Sedgefield Court East painted driveway has peeling and mildew
- viii. 5/10 2680 Montague Court West Grass Letter
- ix. eleven 5/10 2683 Redford Court West Grass Letter
- x. 5/10 2706 Meadow Wood Drive Contractor sign violation
- xi. 5/10 2056 Beaumont Court Grass Letter Fence Repair
- xii. 5/10 2680 Saxony Court West Grass Letter
- xiii. 5/10 2701 Meadow Wood Drive approved solar panels
- xiv. 5/15 2700 Sedgefield Court East City's Code Compliance sent homeowner a letter outlining City Ordinances not in compliance due to condition of driveway. Owner has until June 30 to correct or further action will be taken.

### c. Entrance Committee

None

## 8. Unfinished Business

Discussed non voting households for the covenants and get the last 24

## 9. New Business

Movie night in August/September – more to discuss next meeting

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

None

## 11. Adjournment:

Maria adjourned the meeting at 9:34am. Next regular monthly meeting will be 8/10 at 9:00 AM via Zoom.