

Countryside Northridge Homeowners Association

Board of Directors

Meeting Minutes

March 11th, 2023

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. Two guests was present: Walter Johnson and Tom Smiddy.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website.

3. Roll Call to Establish Quorum:

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

4. Approval of the Prior Month Meeting Minutes

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

5. President's Report

City sent a publication for Neighborhood's Day, we are now registered. That will be March 25th.
-We will do 11-2pm at the park

6. Treasurer's Report:

- January:
 - Cash Balance Acct 7146 \$30,014.99
 - Cash Balance Acct 7090 \$10,610.57
 - Total Balance \$40,625.56
- February:
 - Cash Balance Acct 7146 \$30,015.24
 - Cash Balance Acct 7090 \$12,464.43
 - Total Balance \$42,479.67

94 dues paid. The question of why 2 accounts came up. Chris will look into closing one account. January report motion to approve, Jim motioned to approve, Maria 2nd. All in favor and none opposed. February report motion to approve, Jim motioned to approve, Maria 2nd. All in favor and none opposed.

Conversation around how to use extra funds and potentially look into speed reduction options for the neighborhood. We do not want to raise dues due to operating at deficit and want to keep good reserves.

Audit update from Tom: Balances tie out. We had an issue with bank statement and monthly reconciliations. Strike payment method caused that because they withhold the credit card charge and batch send payments at a time. We've talked about eliminating Strike but 30% residents use it. We will look at Venmo as a good substitute. Maria to motion to approve Audit, Saskia seconded.

7. Committee Reports

a. Welcome

b. Architectural

- i. 2/7 Letter sent to 3332 Northridge Drive informing them that their limit for holding garage sales in calendar year 2023 has been reached
- ii. 2/8 City sent letter to residents at 2701 Meadow Wood Drive informing them to correct deficiencies on their property regarding parking lot surfaces
- iii. 2/9 letter was sent to owner of rental property at 2680 Montague Court West requesting a conference to discuss some items
- iv. 2/28 letter sent to residents at 3438 Northridge Drive requesting them to remove a contractor's sign
- v. 2/28 letter sent to residents at 2694 Brattle Lane requesting them to remove a contractor's sign
- vi. 2705 Brattle Lane for re-roofing without approval

Will send letter to house on Brattle Lane for upkeep

c. Entrance Committee

Bushes on north end east side are in.

8. Unfinished Business

None

9. New Business

None

10. Open Discussion (3 minutes per person)

None

11. Adjournment:

Russ adjourned the meeting at 9:33am. Next regular monthly meeting will be 6/10 at 9:00 AM via Zoom.