

Countryside Northridge Homeowners Association

Board of Directors

Meeting Minutes

August 12th , 2023

Online via Zoom Meeting

Approval:

- No Corrections
- With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. Welcome and Call to Order:

Maria Canant called the meeting to order at 9:02 am and presented a draft agenda that was prepared by Maria Canant. One guest present- Jon Hansley.

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

5. President's Report

Water levels still low.

Annual meeting is a good place for city code enforcer to attend in person

6. Treasurer's Report:

- June:
 - Cash Balance Acct 7146 \$30,050.09
 - Cash Balance Acct 7090 \$11,894.61
 - Total Balance \$41,944.70
- July:
 - Cash Balance Acct 7146 \$30,135.17
 - Cash Balance Acct 7090 \$12,022.59
 - Total Balance \$42,157.76

Higher A-Steller 1300 bill for plant replacement

HOA dues are all paid.

Approval of June and July treasurer's reports – Maria motioned, Saskia seconded. None opposed.

The bank suggested we keep second account as a backup. We did get a higher interest rate on the account. We were earning less than 50 cents apiece, now we have \$85/month.

Estoppel fee increase to \$125 - Maria motioned, Saskia seconded. None opposed.

Discussed reserve amounts, use of funds, considerations to bring up at annual meeting.

7. Committee Reports

a. Welcome

2693 Beaumont welcomed, information packet given

b. Architectural

- i. 6/5 A roof replacement was approved at 2688 Montague Court West.
- ii. 6/6 A roof replacement was approved at 2672 Montague Court West.
- iii. 6/23 A letter was sent to the Corporate Owners of the property at 2668 Montague Court West requesting that they improve the condition of the front lawn.

c. Entrance Committee

None

8. Unfinished Business

Discussion how to get the covenants completed - 13 more yes's needed

9. New Business

Movie night in October – more to discuss next meeting

10. Open Discussion (3 minutes per person)

None

11. Adjournment:

Maria adjourned the meeting at 9:39am. Next regular monthly meeting will be 9/09 at 9:00 AM via Zoom.