

Countryside Northridge Homeowners Association

Board of Directors

Meeting Minutes

September 9th, 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 9:02am. No guests present.

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, Saskia, and Maria. Jim was absent. There was a quorum.

4. Approval of the Prior Meeting Minutes

August minutes were reviewed. Russ motioned to approve; Chris seconded. 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:

- August:
 - Cash Balance Acct 7146 \$30,223.34
 - Cash Balance Acct 7090 \$11,556.59
 - Total Balance \$41,779.93

We have the usual bills: A-Steller bill and Duke Energy. No others.

Chris discussed keeping the dues the same again next year, \$100. Saskia questioned that we were operating at a deficit this year. The treasurer explained this was only due to needing to replace the trees and work on the entrance way. Chris motioned to vote that we keep the dues at \$100 for the new year, Russ seconded. All in favor and none opposed.

Approval of August treasurer's reports – Russ motioned, Maria seconded. None opposed.

7. Committee Reports

- a. Welcome
Nothing to report.

- b. Architectural

The following four forms were sent for August:

- 8/3 2695 Sedgefield Court W Approved a fence replacement
- 8/10 2694 Brattle Lane Second Request Letter with 30 days notice to remove a dead palm tree and rotted

- wood on can hide
- 8/10 2580 Saxony Court W. third request on trash can violation\.
- 8.24 3324 Northridge Drive Approved a repainting request

The one for September is shown below:

- 14 2681 Montague Court W. Approved Solar Panels.

c. Entrance Committee

Maria said she'd like to have some sign companies give us a few quotes to improve the entry signs to the neighborhood to see if we can get a more elevated sign design. Russ agreed we should get the quotes for the association to consider.

8. Unfinished Business

Discussion how to get the covenants completed (11 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:

Russ adjourned the meeting at 9:39am. Next regular monthly meeting will be 11/04 at 9:00 AM via Zoom.