

**Countryside Northridge Homeowners Association**

**Board of Directors**

**Meeting Minutes**

**November 4<sup>th</sup>, 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:**

Russell Smith called the meeting to order at 9:01am. 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, Saskia, Jim and Maria. Chris was absent. There was a quorum.

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

Sept notes were not available yet so not reviewed.

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

Sign: Initial quote was \$12k for a new sign. There is more damage to the current sign and the name seems wrong for our HOA community so we may not be able to use the existing sign in any way. Because we are not part of the US Homes overall development, we are unsure if the name matters anymore.

We don't have any water on at the entrances. A-Stellar says there may be a break in the line but we would need the water on to check the line. We don't have reclaimed water in this area, per the city. Jim mentioned that because we are on the ridge, we won't ever get reclaimed water because by the time they pump it up this way, there is no pressure.

Between the sign, water, and the new trees, that will be half of our reserves.

Curlew won't be done for a few years so we should decide when the trees get put in based on their construction schedule. If we put in anything new while they are still working, we won't have any recourse if it's damaged.

Maria suggested possibly getting small wells for each of the entrances. We have a deep well (75ft) at the south entrance. The North entrance motor broke and was estimated \$18k so we were deciding if we put a residential type well there. Russ will call about this to see what our options are.

Jim suggested we post something on the website to inform the residents.

2700 Sedgefield: Homeowner was told that after 30 days of the city doing their part of removing the river rock. Russ mentioned that we have taken steps to get the homeowner a notice but our lawyers have stated the steps to be taken and our next step is to sue.

Annual Meeting: Dec 5<sup>th</sup>. We need to send out the letters no later than 11/20 and the letter needs to include the dues to be paid to give them enough. Saskia volunteered to do the work on getting out the snail mail if Chris or Maria get her the list and letter to be sent.

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

Chris emailed his report prior to the meeting. He transferred \$5000 from the operating account to the savings account where it will earn more interest. He left more than enough in the operating account to get us through the end of the year and start receiving deposits from the 2024 dues. We can easily transfer money back if needed.

When the Griggs sold, they did not request an estoppel. Chris has reached out to the title company and have requested it along with the 2024 dues.

Chris submitted the new budget. Our projected budget for 2023 was \$16,265 which included the new palm trees for the entryway. This will be pushed to 2024. The year-end expenses will be around \$9,500 and with the \$12,000 we bring in from the dues, we are still operating at a surplus. He advises we keep the dues at \$100. [This was not reviewed yet]

- October:
  - Cash Balance Acct 7146 \$30,311.77
  - Cash Balance Acct 7090 \$11,110.41
  - Total Balance \$41,422.18

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

Approval of October treasurer's reports – Russ motioned; Saskia seconded. None opposed.

## **7. Committee Reports**

### a. Welcome

Chris will go to Publix to purchase a \$50 gift card for the new owners of 2712 Sedgefield.

### b. Architectural

Maria asked about the fence for the corner house on Saxony. Russ referred to the convenance if there are issues but it seems that the homeowner is doing so without violation.

### c. Entrance Committee

NA

## **8. Unfinished Business**

None

## **9. New Business**

None

10. Open Discussion (3 minutes per person)

None

11. Adjournment:

Russ adjourned the meeting at 9:34am.