

Countryside Northridge Homeowners Association

Board of Directors

Meeting Minutes

November 4th, 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 9:32am. No guests present.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website and signs were up.

3. Roll Call to Establish Quorum:

All 5 board members were present, Russ, Saskia, Jim, Maria, and Chris. No one was absent. There was a quorum.

4. Approval of the Prior Meeting Minutes

Covenant and last meeting notes were not available yet so not reviewed.

5. President's Report

None

6. Treasurer's Report:

- March:
 - Cash Balance Acct 7146 \$40,908.95
 - Cash Balance Acct 7090 \$3,668.82
 - Total Balance \$44,577.77

- April:
 - Cash Balance Acct 7146 \$41,026.90
 - Cash Balance Acct 7090 \$4,498.85
 - Total Balance \$45,525.75

- May:
 - Cash Balance Acct 7146 \$41,142.74
 - Cash Balance Acct 7090 \$2,343.63
 - Total Balance \$43,486.37

- June:
 - Cash Balance Acct 7146 \$41,262.79
 - Cash Balance Acct 7090 \$2,615.43
 - Total Balance \$43,878.22
 -

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

6 Homeowners have not paid 2024 dues. For next year, we will not utilize Stripe for payments.

Approval of March treasurer's reports –Via Email.

Approval of April treasurer's reports – Via Email.

Approval of May treasurer's reports – Via Email.
Approval of June treasurer's reports – Via Email.

7. Committee Reports

a. Welcome

- i. Package delivered to 2705 Brattle Lane
- ii. Need Welcome Package
 - 1. 2723 Brattle Lane – Isaak & Justine Stuiso
 - 2. 2712 Segfield Ct – John & Leia Beekley
- iii. Future based on "For Sale"
 - 1. 2687 Beaumont Ct
 - 2. 2673 Montague Ct W
 - 3. 2715 Montague Ct E

b. Architectural

- i. Roof materials – Metal Roofs
 - 1. Approved, as long as color and materials follow code and our other guidelines

c. Entrance Committee

- i. A-Steller quote for landscaping
 - 1. \$18,210.43
 - 2. Maria motioned approval, Saskia second. All in favor. None opposed
- ii. Pump/Timer replacement \$1,010 per quote approved

8. Unfinished Business

None

9. New Business

None

10. Open Discussion (3 minutes per person)

None

11. Adjournment:

Russ adjourned the meeting at 10:12am.