

**Countryside Northridge Homeowners Association**

**Board of Directors**

**Meeting Minutes**

**February 3<sup>rd</sup>, 2024**

**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 9:34am. No guests present.

Guest: (Homeowner) Jon Hansley, joined the meeting at about 9:45am

### **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, Chris and Jim. Maria was not present. There was a quorum.

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

Sept notes were not available yet so not reviewed.

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

Landscaping: Discussed the lack of rain for replacing plants and discussed waiting until the rainy season to do all that. At least until we know what the costs are for the replacement of the pump.

Jim recommended pulling the previous information on plants for the landscaping so we can review and at least work on deciding what we like. Max Shinn is the landscaping supplier who guarantees the work. Jim said he would reach out to him to start working on this.

Sign: Due to the costs quoted for the replacement of the signs, we'd like to keep the current signs until we have more reserves or until the prices decrease and we can improve the existing signs we have

In order to cover all the projects in discussion (landscaping, signs and the water well), if the homeowners want them, we would either need to increase the dues or do an assessment which is something we can look at and float to the homeowners. Jim and Russ said they would look into these projects.

Russ brought up the decorations from Halloween and holidays still being up (lights, large skeletons, etc.). We agreed that we could put a friendly post on FB.

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

Needs approval on the expenses for web hosting and he will speak to Justin about accepting payments through the site also.

Chris motioned to approve the expenses of the web hosting and HOA Insurance policy. Russ seconded. All in favor, no objections.

Chris sent the drive info to Tom Smitty for our audit which he will be working on.

We have been receiving payments from homeowners. We have received 26 payments. Jim brought up that someone did not get the email. Discussion about sending mailing to homeowners but Russ felt that it was too early. It was decided that we would look into the MailChimp service to see if there was an error with those that didn't get the email. We will also audit who has sent in payments from email or mail lists. Guest, Jon, said he also received the email.

- Jan:
  - Cash Balance Acct 7146 \$35,707.03
  - Cash Balance Acct 7090 \$5,832.65
  - Total Balance \$41,539.68

Approval of December and January treasurer's reports – Russ motioned; Chris seconded. None opposed.

## **7. Committee Reports**

### a. Welcome

2670 needs to be welcomed and Jim will do that this week.

### b. Architectural

Jim and Russ went around the neighborhood. A letter was sent to a homeowner on Sedgefield about debris on their roof and they are going to post to Facebook about the skeletons.

### c. Entrance Committee

None

## **8. Unfinished Business**

None

## **9. New Business**

None

## **10. Open Discussion (3 minutes per person)**

None

## **11. Adjournment:**

Russ adjourned the meeting at 10:19am.

