

## **Meeting summary for Countryside Northridge HOA Monthly Meeting (01/04/2025)**

### **Quick recap**

The team discussed various neighborhood issues, including a camper parked on a property, a neighbor stacking up boards, and the need for a volunteer to take over the welcome committee. They also reviewed the due date for their dues, the increase in their Stellar bill, and the damaged sign in Maria's backyard. Lastly, they assigned board positions, discussed the issue of dirty water and excessive watering, and considered potential changes to the neighborhood day event.

### **Next steps**

- Maria to set up a meeting with the sign contractor to assess all 3 sign locations and provide a final quote for replacing 1 or 3 signs.
- Chris to reach out to Charlie's Wells about the dry well on the east side of the north entrance.
- Saskia to purchase 3 gift cards for new neighbors and a plant for Jim's wife, within a \$100 budget.
- Maria to update the website with new board member information and post the next meeting agenda.
- Chris to send reminders to homeowners who haven't paid their HOA dues yet.
- Mario to approach the neighbor on Northridge about cleaning up the boards and trash in front of their garage.

- Laura to contact Monica Luig about the neighbor with excessive watering issues.
  - Maria to add Laura and Mario to the HOA group text and send them email credentials.
  - Board to discuss and plan for Neighborhood Day at the next meeting on February 8th at 10 AM.
  - Chris to look into the issue of email bounce-backs with Justin.
- 

## **Summary**

### **New Board Meeting Agenda Review**

Maria led the meeting, which was recorded and had a quorum of new board members present. The agenda included reviewing the minutes of the previous meeting, which were shared and discussed. The main topics from the previous meeting were the preparation for the annual meeting, the drive around violations, the sign issue, landscaping work, and the decision to increase dues. The conversation ended with a discussion about the president's report, which was not completed due to the absence of a president.

### **Camper and Neighbor Property Issues**

Maria, Chris, Saskia, Mario, and Laura discussed a camper parked on a property in their neighborhood. They agreed that it didn't violate any rules and decided not to take any action, unless a neighbor complained. They also discussed a neighbor who was stacking up boards by their garage, which was causing annoyance to others. Maria mentioned that she had drafted a letter to this neighbor, but Mario offered to approach the neighbor to remind them to keep the area clean. The team also discussed the process of establishing officers, with the President typically driving around the neighborhood to check for issues.

## **Welcome Committee and HOA Payments**

Maria proposed that a volunteer should take over the welcome committee until Mario returns. Saskia volunteered for the role, with Chris and Laura offering to assist. Chris mentioned that he had a reimbursement to Jim from July and that two gift cards were likely given out. Saskia agreed to buy three gift cards for the welcome committee. Chris also discussed the transfer of \$19,000 from the reserve account to cover an A stellar bill, and the current balances in the reserve and operating accounts. He mentioned that 32 payments had been made for the HOA dues so far. Chris also agreed to send another reminder for those who haven't paid this month and to post a sign as a reminder that HOA payments are due.

## **Dues Payment and Interest Rate Discussion**

The team discussed the due date for their dues, initially set for December 1st, but decided to change it to January 1st. They also considered the interest rate, which is 18% on \$115, and the possibility of setting the dues at \$150 if paid by January 1st. The team agreed to leave the due date for this year as March 1st, but planned to change it to February 1st for the following year. They also discussed the possibility of structuring the payment system like taxes, with penalties for late payments. The team decided to keep the interest rate as it is, but to clearly communicate the total amount owed if payment is received after the due date.

## **Sign Situation, Storage, and Stellar Bill**

In the meeting, Maria, Chris, Laura, Mario, and Saskia discussed various topics including the sign situation, the storage unit cancellation, and the increase in their Stellar bill. Chris mentioned that he would shred old files and transfer them to the Google Drive for safekeeping. Maria confirmed that she has scanned and saved all necessary documents. They also discussed the increase in their Stellar bill, which went up by \$13.83, and decided to approve the December financials and other related documents.

## **Sign Replacement and Cost Discussion**

In the meeting, Maria discussed the damaged sign in her backyard and the high costs of replacing it. She mentioned a potential solution from a local individual who offered to replace the sign for a significantly lower price. The group discussed the possibility of replacing all three signs, with Chris suggesting that they should do all three if they're going to do one. They agreed to have the individual come out to assess the situation and provide a final quote for replacing all three signs. The group also discussed the potential need for permits and the possibility of fixing the existing sign.

### **Board Assignments and Water Issues**

Maria led a meeting where the board assignments were discussed. Chris agreed to stay as treasurer, and Mario was assigned as the new president. Laura was assigned as the vice president. The team also discussed the issue of dirty water and the need to find a new well. Chris mentioned an email from Russ about the water situation on the east side. The team also discussed the issue of neighbors watering excessively, which is a city matter. Laura mentioned a neighbor who waters excessively, causing flooding and weed problems. The team agreed not to get involved in such matters unless there's a clear violation of rules.

### **Neighborhood Issues and Coordination Discussion**

Laura, Maria, Mario, and Chris discussed various issues related to their neighborhood. They considered reaching out to Monica, the neighborhood services coordinator, for guidance on certain matters. They also discussed the issue of wells, with Mario suggesting that Chris and Mario tackle the issue together. They discussed the possibility of reaching out to Danny, the sprinkler guy, and Charlie, the well guy, for assistance. Chris agreed to reach out to Charlie to understand the situation better. They also discussed the issue of the north entrance and the east side of the neighborhood, which was causing concern. The team agreed to continue working on these issues and to potentially involve Danny for further assistance.

### **Neighborhood Day and Email System Issues**

In the meeting, Maria, Saskia, Chris, Laura, and Mario discussed various topics including neighborhood day, the need for more community involvement, and potential changes to the neighborhood day event. They agreed to set up a meeting in February to discuss these matters further. They also discussed issues with the email system, with Maria suggesting a switch to Google due to ongoing bounce back issues. Additionally, Saskia volunteered to purchase a plant for Jim's wife, with Chris suggesting a budget of \$100. The conversation ended with Maria thanking everyone and adjourning the meeting.