**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, May 16, 2024

**Board Members Present Non-Board Members Present**

Janet Penn (Vice President) Carol Harris

Betty Haas-West (Secretary) Don Chandler

Caroline Jones (Treasurer) Patty Schad

Sue Arwood Becca Charlow

Bill Clements Perry Swafford

Matt Ehler Donald Herriman

Joy Fender

Lisa Phillips

**Board Members Absent:**

James Gronewald

**Call to Order**

Certification of quorum and meeting called to order by CCHOA vice president Janet Penn at 6:33 PM.

**Homeowner Questions/Comments:**

Carol Harris mentioned that the street light in front of her house doesn’t appear to be working correctly. We advised her to call LCUB and give them the number on the pole. Bill said several other street lights aren’t working correctly. Joy will get the numbers on the poles to Carol.

Sue Arwood is still concerned about the drainage behind her house. Janet will contact Rich and find out when the current drainage repair will be completed and also talk with him about what comes next. Janet will email the board with her findings.

**Treasurer’s Report – Caroline Jones**

Financial report for April 2024 was discussed. Our CD has been renewed for 6 months at 5.15%. A motion made by Bill Clements and seconded by Matt Ehler to approve the financial report for April 2024. Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

We have 3 outstanding M & R requests. All requests concern porch railings and the supplies have been received. There is a tree in the common ground beside unit 8602 that needs to be trimmed or cut down. Janet will get bids from Dan about the tree and about replacing the corkboard at the mail house and email the board.

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

Betty will talk with Katie about adding a page to the website where we can post current news and updates about Chips Crossing.

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

Janet and Betty will walk the neighborhood next week and check on flower beds. Any homeowner who received a letter last month about cleaning up their flower beds and has failed to do so will receive another letter advising them that a fine is being assessed. Fines will be assessed each month until the beds are cleaned up. Matt will check with Daniel about putting weed and seed where trees were removed, removing weeds around the telephone pole on Islandic, blowing grass clippings off the pool, and mulching around the sign posts.

**Nomination Committee** – Joy Fender

We only have three people who have turned in nomination forms for the three positions up for election in June. The three nominees will be accepted by acclamation at the annual meeting. Sue Arwood was welcomed as a new board member, replacing Brea Roland.

**Pool** – Lisa Phillips/Susan Ehler

We have had some issues with the current pool company not taking care of the pool as agreed. Lisa is working with them to try to get them to do their job correctly. If not, we will look for another pool company. We hope to have the pool open this weekend. We are short on chairs, so we may need to purchase more. Lisa will get a price for chairs and send the information to the board.

**Budget** – Janet Penn

We have spent $176,498 to date which is where we should be with all that we have spent on roofs and drainage issues. We still have three #1 priority pods that need to be roofed. In order to plan the budget for ‘24-‘25, we need to estimate what it may cost to do more roofs and more drainage repair.

**BUSINESS TRANSACTED BY EMAIL:**

April19, 2024: Motion made by Betty Haas-West and seconded by Lisa Phillips to declare Brea Rolands position on the CCHOA Board of Directors as vacant per the By-Laws under Directors, Section 9, Article 10 and to ask Sue Arwood to fill that position. Six board members voted yes by email. Motion carried and approved.

April 20, 2024: Motion made by Betty Haas-West and seconded by Lisa Phillips to approve the minutes of the April 18, 2024 CCHOA Board meeting. Eight board members voted yes by email. Motion carried and approved.

May 6, 2024: Motion made by James Gronewald and seconded by Lisa Phillips to replace one of the pool cameras that is no longer working at a cost of no more than $200. Eight board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Annual meeting June 20, 2024 at pool parking lot at 6:30 p.m.

Review of Charter, By-laws, Covenant, and Rules and Regs

Sue Arwood and Betty Haas-West have reviewed all documents and do not believe there is any reason to make changes to the legal documents. They suggested that all board members review the rules and regulations document to see if there are updates the board would like to make. The board discussed adding a section to the R & R that specifies what outside structure maintenance is covered by the HOA. A suggestion was made that all newcomers to the community be given a hard copy of the R & R.

**NEXT MEETING:** Annual Meeting: Thursday, June 20, 2024, 6:30 p.m. – pool parking lot.

July CCHOA Board Meeting: Thursday, July 18, 2024, 6:30 p.m. – pool parking lot.

**Adjournment:**   Meeting adjourned at 7:35 p.m.

Minutes respectfully submitted by Betty Haas-West