**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, January 20, 2022

Online

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

James Gronewald (President) Carol Jones

Janet Penn (Vice President) Gayle Dwyer

Betty Haas-West (Secretary) Terry Finnerty

Caroline Jones (Treasurer) Don Chandler

Bill Clements

Cheri Coldwate

Jim Courtney

Karen Francis

Lisa Phillips

**Board Members Absent:**

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:40 PM.

**Approval of Board meeting minutes:**

Motion made by James Gronewald and seconded by Jim Courtney to approve the meeting minutes of November 18, 2021. Motion carried and minutes approved.

**Treasurer’s Report – Caroline Jones**

Financials reports for November and December 2021 were discussed.

Motion made by Betty Haas-West and seconded by Janet Penn by to approve the financial reports for November and December 2021.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** –James Gronewald

Siding/roof leaks – we have had the typical number of requests for this time of year.

Roof replacement discussion: Dan has talked with several of his roofing contractors to see what it would cost to have all roofs replaced at one time with Dan as managing supervisor. At today’s prices, assuming no major issues, pulling off the old roofs, getting new 30 year dimensional roofs, clean up, etc. would cost approximately $985,000. Lisa suggested that we also get pricing for the option of replacing with metal roofs. We are probably 3 to 4 years away from beginning the replacement process and we are on track in regards to saving money for this major expense.

**Architecture** – Holly Romig/James Gronewald

The homeowner at 8523 Islandic has requested permission to do a driveway extension. Motion made by Janet Penn and seconded by Bill Clements to approve the proposal. Motion carried and approved.

The homeowner at 8640 Denmark has notified the board that the unit has a significant foundation issue that she will be having repaired. The unit has an 8- 9 inch drop in her slab from front to the back. She will let her neighbors know about the repair and will make sure that the yard surrounding the repair is restored to normal after the repair.

There is a fairly large sink hole forming behind the houses around 8658 Denmark in the common area. James will have Dan and Daniel look at the issue and see what we need to do to take care of the problem. In the past, the board has had fill dirt put into the sunken area, however, correcting the problem may require more than that at this point.

James is requesting to attach two car charging units to the front of his unit at 8610 Denmark. Motion made by Lisa Phillips and seconded by Jim Courtney to allow James to install the charging units. Motion carried and approved. Anyone wishing to install charging units in the future will need to submit a request to the architectural committee.

**Website** – Betty Haas-West & Janet Penn

The final draft of our new website has been completed. A motion was made by James Gronewald and seconded by Lisa Phillips to approve the new website. Motion carried and approved. James will work with Katie Dixon (website designer) to get the website transferred. Once that has been done, Betty, Janet and James will meet with Katie to learn how to access and make changes to the website.

**Long Range Planning** – James Gronewald

We continue to have issues with residents and visitors driving too fast in our neighborhood. Due to the continuing issue, we will reconfigure our existing speed bumps install some additional speed bumps. We are going to change our existing speed bumps so that there is room on each side for a wheelchair. This means we will be using two individual units at each location. We will purchase 3 individual lower speed bumps to use at the entrance before the mail house, install three of the individual units that we already have right past the mail house, and then purchase three more individual units to add additional speed bumps on Norway and Denmark. James will send out the actual costs by email before we vote to approve the purchase.

**Grounds** – Cheri Coldwate

James will ask Daniel to make sure the street drains are clear when they mow.

**Welcome** – Janet Penn

New homeowner packet given to 8420 Norway.

**Nomination Committee** – Karen Francis

No report

**Pool** – Lisa Phillips

No report

**Budget**

No report

**BUSINESS TRANSACTED BY EMAIL:**

On November 24, 2021 a motion was made by James Gronewald and seconded by Lisa Phillips to appoint Bill Clements to fill the open seat on the CCHOA Board. Seven board members voted yes and one board member voted no. Motion carried and approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Mattress 8670/8672 – This needs to be taken to the curb to be hauled away.

Towing – We are using Clinton Hwy. Towing. Miguel Mata has approached the board about contracting with Jim’s Wrecker Service so Miguel can do the towing. Motion made by James Gronewald and seconded by Bill Clements to change the wrecker service from Clinton Hwy. Towing to Jim’s Wrecker Service. Motion carried and approved.

**HOMEOWNER QUESTIONS:**

**NEXT MEETING:** Thursday, February 17, 2022 6:30 p.m. on Teams

**Adjournment:** Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Betty Haas-West