**Annual Chips Crossing Homeowners’ Association**

**Meeting Minutes**

Thursday, June 22, 2023, 7:00 P.M.

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

James Gronewald (President) Don Chandler

Janet Penn (Vice President) Sue Arwood

Caroline Jones (Treasurer) Carol Harris

Betty Haas-West (Secretary) Ron Daniel

Bill Clements Patty Schad

Matt Ehler Karen Francis

Joy Fender Susan Ehler

Lisa Phillips Betty Rollins

Doris Stokey Susan Lobertini Donna & Roger Bellefeuille Wilodene Moore

**Board Members Absent**

Jim Courtney

**Call to Order**

The annual CCHOA meeting was called to order by James Gronewald at 7:01 p.m.

Secretary, Betty Haas-West, certified that a quorum was present.

**Comments/Questions from Homeowners:**

Several homeowners asked if there was going to be an additional dues increase in January. The board agreed to discuss the question and make a decision before the dues increase vote on July 22.

We discussed the issue with WKUD pipes under the road that are often found to be leaking. Getting WKUD to take responsibility for the damage this does to our roads is difficult if not impossible.

There was a request for a timeline for how and when the money will be spent if the dues increase passes. Several board members addressed the question and explained that if the dues increase passes, it will take all of the additional money gained from the increase and most of what we currently have in the bank to put new roofs on all pods over the next 7 to 8 years.

Betty Rollins asked about the tree by the pool that was discussed at last year’s annual meeting. Janet Penn and Lisa Phillips stated that we had a tree trimmer check the tree and he said the tree is stable and that there is no need to spend money to have it removed at this time.

**Approval of Annual Meeting Minutes:**

Betty Haas-West read the minutes from the 2022 annual meeting.

A motion to approve the CCHOA Annual Meeting minutes from Saturday, June 18, 2022 was made by Janet Penn and seconded by James Gronewald. Motion carried and approved.

**Annual Financial Report:** Caroline Jones

The annual financial report was given by Caroline Jones, treasurer. We have moved our money market account and CD to First Horizon Bank to take advantage of the better interest rates. We will be closing all of our accounts at Y12 FCU.

A motion to accept the financial report for the fiscal year ending in May of 2022 was made by James Gronewald and seconded by Lisa Phillips.

Motion carried and approved.

**Long Range Planning Report:** James Gronewald

We are still dealing with the increasing costs of replacing roofs. We are also dealing with our drainage issues and the cost of getting those issues repaired. We are aware that the streets still need replacing, but we have to choose what the most important need is for our limited funds. We are at a place where we need additional revenue just to handle our drainage issues and replace all roofs. Our best option for an increase in funds is for the dues increase to pass.

**Nominating/Election Committee Report: Janet Penn**

We had three positions open on the board. We got 3 applications and one person withdrew their nomination after the cutoff date for nominations. Betty Haas-West and Lisa Phillips were re-elected to the board by acclamation. The board members who are in charge of the nominations committee will begin the process of finding community members who are willing to serve on the board and bring a recommendation for appointment to the board at the July board meeting.

**Meeting Adjourned at 7:48 p.m.**

Minutes respectfully submitted by Betty Haas-West