**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, March 21, 2024

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

James Gronewald (President) Carol Harris

Janet Penn (Vice President) Sue Arwood

Betty Haas-West (Secretary) Don Chandler

Caroline Jones (Treasurer) Susan Ehler

Bill Clements

Joy Fender

Matt Ehler

Lisa Phillips

**Board Members Absent:**

Brea Roland

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:33 p.m.

**Homeowner Questions/Comments:**

Don mentioned a car in guest parking at the end of Islandic – black Mercedes- that hasn’t moved in 6 weeks. We will attempt to let the car owner know that it must be moved. If it isn’t, we will have it towed.

Don said he is going to cut a path through the brush at the back of the Denmark units so that we can reach the new sidewalk on Schaad Road.

Carol mentioned that some of the overhead lights at the pool are not coming on correctly. We will have Dan check those.

Sue mentioned the retaining wall that is being built next to the new road to the new subdivision. There is nothing we can do about the water that drains onto us.

**Treasurer’s Report – Caroline Jones**

Financial report for February 2024 was discussed.

Motion made by James Gronewald and seconded by Janet Penn to approve the financial report for February 2024. Motion carried and approved. Tammie has gotten back 43 (21 yes, 22 no) automatic deduction forms.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

Outstanding M&R

8429 - roof leak 8429 & 8427 being roofed

8656 - siding and soffit

8421 - Downspout

8526 - railing and steps

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

We will make a nomination form available on the website.

**Long Range Planning** – James Gronewald

The drainage issue on Denmark continues to be a work in process.

**Grounds** – Matt Ehler

Mowing has started. We will ask Daniel to mulch around the street signs, weed eat around the telephone poles, and seed the areas where trees were removed. Matt will get a quote from Daniel for the mulching and seeding. Motion made by Matt Ehler and seconded by Betty Haas-West to purchase a yard of the month sign for up to $50. Motion carried and approved. Susan Ehler will purchase the sign.

**Nomination Committee** – Joy Fender

We will send out nomination forms with the April newsletter and mail the election ballots out by mid May.

**Pool** – Lisa Phillips

Susan Ehler volunteered to be in charge of the pool this summer. Our pool permit has been received and will be posted in the bathroom. We will open the pool mid May.  Lisa will get in touch with our pool maintenance company about scheduling a date for them to come prepare the pool for opening. James will get keys made for Susan to the bathroom, supply room, and the back storage unit.

**Budget** – Janet Penn

No report

**Volunteer** – Matt Ehler/Joy Fender

No report

**BUSINESS TRANSACTED BY EMAIL:**

February 16, 2024: A motion was made by James Gronewald and seconded by Janet Penn to accept the bid of $65,268 to complete more storm drain repair on Denmark. Seven board members voted yes by email. Motion carried and approved.

February 17, 2024: A motion was made by Betty Haas-West and seconded by Joy Fender to accept the minutes of the February 15th CCHOA board meeting. Seven board members voted yes by email. Motion carried and approved.

February 20, 2024: A motion was made by Janet Penn and seconded by James Gronewald to replace the back section of the roof on unit 8676 Denmark for $5350. Seven board members voted yes by email. Motion carried and approved.

March 18, 2024: A motion was made by Janet Penn and seconded by Joy fender to replace the roofs on units 827 and 8429 Norway at a cost of $28,580. Seven board members voted yes by email. Motion carried and approved. This action replaces the motion made on February 20, 2024 as the board decided it was more cost effective to replace the entire roof and both units.

**OLD BUSINESS:**

**NEW BUSINESS:**

Next month we will appoint a committee to begin looking at our by-laws to see what might need to be updated.

**NEXT MEETING:** Thursday, April 18, 2024 6:30 p.m. at 8524 Islandic St.

**Adjournment:**   Meeting adjourned at 7:58 p.m.

Minutes respectfully submitted by Betty Haas-West