**Annual Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

Saturday, June 18th, 2022, 9:00 A.M.

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

James Gronewald (President) Carol Harris

Janet Penn (Vice President) Matt Ehler

Betty Haas-West (Secretary) Joy Fender

Caroline Jones (Treasurer) Holly Romig

Bill Clements Doris Stokey

Cheri Coldwate Catherine Nicholson

Karen Francis Betty Rollins

Lisa Phillips Donna & Roger Bellefeuille Carissa Wagers

Susan Lobertini

**Board Members Absent**

Jim Courtney

**Call to Order**

The annual CCHOA meeting was called to order by James Gronewald at 9:03 a.m.

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

**Approval of Annual Meeting Minutes:**

A motion to approve the CCHOA Annual Meeting minutes of Saturday, June 19, 2021 was made by Caroline Jones and seconded by Janet Penn. Motion carried and approved.

**Annual Financial Report:** Caroline Jones

The annual financial report was given by Caroline Jones, treasurer.

A motion to accept the financial report was made by Karen Frances and seconded by Lisa Phillips. Motion carried and approved.

**Long Range Planning Report:** James Gronewald

Roofs are an ongoing topic. The previous roofs were done by three different companies and we continue to have a variety of issues. We are looking to see what it will cost to replace roofs around 2029. At current rates, the cost will be approximately one million dollars. We are aggressively trying to save the money needed to do the roofs when it becomes necessary.

New culverts have been installed in conjunction with the ongoing new road construction. This seems to have stopped the street flooding that we were experiencing on Norway.

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

There were 3 open positions on the board and Cheri Coldwate, James Gronewald, Caroline Jones, and Matt Ehler submitted nomination forms. The nominating committee reported that we received 36 ballots that were eligible to be counted. The ballots were read aloud and counted at the annual meeting. The elected board members for 2022 – 2025 are James Gronewald, Caroline Jones, and Matt Ehler.

**Comments/Questions from Homeowners:**

Betty Rollins asked if anything was going to be done about the dead tree by the pool area. The tree is on the neighbor’s property. The board will ask Dan Mayhle about the possibility of trimming the branches that are over our property.

We talked about the proposal for building 96 condominium units on the area that is adjacent to the pool and the impact that will have on traffic on Andes.

Donna Bellefeuille (8419) noted a concern about a "zipper roof" from a recent roof repair because the shingles do not match the original shingles. James will follow up with Dan about the shingles to see if this is strictly cosmetic, or will cause need for repairs. If cosmetic, we need to see if there are fiscally reasonable options to try to address the issue.

Catherine Nicholson (8517) noted a concern about a tree encroaching over her back fence.  James went by her unit after the meeting saw that the tree resides on the property of 8428 and advised Catherine that she would need to discuss with her rear-adjoining neighbor in regards to removal/trimming concerns.

Joy Fender asked if the board was going to cleanup the tree that has been cut down next to her property and stated that there is an old mattress and other junk in the same yard. The homeowner is responsible for cleaning up the tree. The board agreed that a letter needs to be sent to the homeowner regarding the tree and the trash.

Carissa Wagers asked about the status of the speedbumps at the entrance and the pothole in front of her house. James and Dan will work on getting the speedbumps installed and the pothole filled.

Caroline Jones asked about the street sign status. The cost to replace them is prohibitive. We talked about having the remaining signs painted with the possibility of getting a quote for having that done or having a community to workday and painting them at that time. We have one blue door remaining in the community. A letter will be sent to the homeowner advising that they have 30 days to schedule a time to have it painted or we will begin assessing a fine.

Homeowners are responsible for cleaning their gutters.

**Meeting Adjourned at 9:51 a.m.**

Minutes respectfully submitted by Betty Haas-West

These minutes will be formally approved by the CCHOA Board at the 2023 CCHOA annual meeting.