**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, January 16, 2025

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

Janet Penn (Vice President) Mike Crespo

Betty Haas-West (Secretary) Jason Hitson

Caroline Jones (Treasurer) Perry Swafford

Sue Arwood Don Chandler

Matt Ehler Carol Harris

Joy Fender

Lisa Phillips

**Board Members Absent:**

James Gronewald

Carissa Wagers

**Call to Order**

Certification of quorum and meeting called to order by CCHOA vice-president Janet Penn at 6:30 p.m.

**Presentation by Sawing Logs**

Jason Hitson came to our meeting and gave us an update on the drainage issues. They have contacted Knox County and TDEC about the issues. The county has basically said they are not going to do anything. TDEC said they needed to talk with Knox County and they have never called Jason back. TDEC will not say that the new subdivision is causing the problems. The county gave Turner Homes permission to direct their water onto our property. Jason suggested that all of the current makeshift drain would be removed and a 36 inch pipe would be put behind the condos. The drain would run all the way to the ditch and pond behind the pool. Board members advised that there are gas lines and sewer lines behind the condos. Jason will look at the property again and see if we can put the new drain line behind the condos or if we need to replace the pipe down the middle of Norway. He will meet with James, walk the property, and will give us his recommendations before the February board meeting.

**Homeowner Questions/Comments:**

None

**Treasurer’s Report – Caroline Jones**

Financial reports for November and December 2025 were discussed.

Motion made by Janet Penn and seconded by Matt Ehler to approve the financial reports for November and December 2025. Motion carried and approved.

Caroline will talk with Tammie about the automatic dues payments and see what we need to do to make sure the correct amount is coming out for all payments.

**Maintenance & Repairs** – Janet Penn We have 3 outstanding M & R requests. Dan said the siding issues have to wait until warmer weather.

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

We’ll keep adding minutes to the website since there is no better way to store them.

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

No report

**Nomination Committee** – Joy Fender

No report

**Pool** – Carissa Wagers

No report

**Budget** – Janet Penn

We have less expenses for the next few months, so we need to put as much money away as possible.

**BUSINESS TRANSACTED BY EMAIL:**

November 23, 2024: Motion made by Betty Haas-West and seconded by James Gronewald to approve the minutes of the November 21, 2024 CCHOA Board Meeting. Six board members voted yes by email. Motion carried and approved.

December 29, 2024: Motion made by Janet Penn and seconded by Caroline Jones to approve the bid from Daniel Mayhle of $41,100 for lawn maintenance services for 2025. Six board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**NEXT MEETING:** Thursday, February 20, 2025 at 6:30 p.m. at 8453 Norway.

**Adjournment:**  Meeting adjourned at 7:28 p.m.

Minutes respectfully submitted by Betty Haas-West