**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, January 18, 2024

Online

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

James Gronewald (President) Carissa Wagers

Janet Penn (Vice President) Ron Daniel

Betty Haas-West (Secretary) Don Chandler

Caroline Jones (Treasurer) Sue Arwood

Bill Clements

Joy Fender

Lisa Phillips

**Board Members Absent:**

Matt Ehler

Brea Roland

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:36 p.m.

**Homeowner Questions/Comments:**

**Treasurer’s Report – Caroline Jones**

Financial reports for November and December, 2023 were discussed.

Motion made by Janet Penn and seconded by Betty Haas-West to approve the financial reports for November and December, 2023.  Motion carried and approved. Caroline will move the extra money in the operating account to the money market account.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

All M & R are up to date. Janet said that Dan will replace the solar panel at the mailhouse when possible.

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

We can renew our website subscription for 2 years for $156 year which is a savings of $107.52 compared to current yearly cost of $209.76. Motion by Betty Haas-West and seconded by Lisa Phillips to renew at the 2 year rate. Motion carried and approved.

**Long Range Planning** – James Gronewald

Several board members met with Jason Hitson of Sawing Logs Excavation earlier this week to discuss our storm drainage issues. He did the recent excavation to get the storm drain by the pool working properly. The development by Turner Homes is adversely affecting our drainage issues. When Jason observed our storm drains during the recent heavy rains, he observed that the drain by the pool going into the creek was draining at full capacity. We are looking at the possibility of building a second drainage system to divert the storm water behind the units on Norway to a different path. Jason says our most pressing issue, due to the erosion, is the drain coming out from under Denmark toward the new road. We are awaiting a quote from Jason to address the Denmark issue.

**Grounds** – Matt Ehler

Lawn Contract - We have a bid from Daniel Mayhle of $41,100 for lawn care and other landscaping services for 2024. A motion to approve the bid was made Janet Penn and seconded by Caroline Jones. Motion carried and approved.

**Nomination Committee** – Joy Fender

No report

**Pool** – Lisa Phillips

No report

**Budget** – Janet Penn

We’re on target on the budget.

**Volunteer** – Matt Ehler/Joy Fender

No report

**BUSINESS TRANSACTED BY EMAIL:**

On November 17, 2023 a motion to approve the minutes of the November 16, 2023 CCHOA Board meeting was made by Betty Haas-West and seconded by James Gronewald. Eight board members voted yes by email. Motion carried and approved.

On November 21, 2023 a motion to accept the bid by Daniel Mayhle of $475 to cut and remove the dead tree in the curve of Denmark and to trim the tree at the corner of Islandic and Norway was made by James Gronewald and seconded by Betty Haas-West. Eight board members voted yes by email. Motion carried and approved.

On November 27, 2023 a motion was made by James Gronewald and seconded by Janet Penn to accept Dan Mayhle’s bid of $50 to cut another dying tree on the corner of Denmark. Eight board members voted yes by email. Motion carried and approved.

On December 8, 2023 a motion was made by James Gronewald and seconded by Janet Penn to approve spending up to $1440 (maximum 12 hours at $120 per hour) to have our drain system scoped by the consultant for Jason Hitson from Sawing Logs Excavation. All board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

**NEW BUSINESS:**

**NEXT MEETING:** Thursday, February 15, 2024 6:30 p.m. at 8453 Norway Street.

**Adjournment:**  Meeting adjourned at 7:15 p.m.

Minutes respectfully submitted by Betty Haas-West