**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, May 19, 2022

Online

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

James Gronewald (President) Don Chandler

Janet Penn (Vice President)

Betty Haas-West (Secretary)

Caroline Jones (Treasurer)

Bill Clements

Cheri Coldwate

Jim Courtney

Karen Francis

Lisa Phillips

**Board Members Absent:**

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:34 PM.

**Approval of Board meeting minutes:**

Motion made by James Gronewald and seconded by Janet Penn to approve the meeting minutes of April 21, 2021. Motion carried and minutes approved.

**Treasurer’s Report – Caroline Jones**

Financial reports for April 2021 were discussed.

Motion made by Karen Francis and seconded by Jim Courtney to approve the financial report for April 2021.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** –James Gronewald

Some deeper roof repairs have been started based on the last CCHOA Board of Directors meeting. James will NOT be checking the M&R box until after ballot collection has completed. Janet will be checking and forwarding M&R requests to James.

**Architecture** – Holly Romig/James Gronewald

No requests

**Website** – Betty Haas-West/Janet Penn

**Long Range Planning** – James Gronewald

James received confirmation on 5/18/22 that 8455 Norway St. is functional to receive mail for the CCHOA. The USPS has committed that this will NOT become an issue in the future based on the way this has been set up. James will pick up additional keys for the mailbox since the lock has been changed. Caroline, Janet, and James will update the address with our utility providers, Comcast, health department, Home Depot, banks, etc.

Speed bumps to be coordinated in early June due to travel, weather, etc.

Tree planting, phase 1, has been completed.

**Grounds** – Cheri Coldwate

There is a dead tree by the pool house that could fall on the structure. James will get a quote from Dan for tree removal and email the information to the board.

**Welcome** – Janet Penn

New info packets were given to 8424, 8620 and 8678.

**Nomination Committee** – Karen Francis

Ballots have been mailed to homeowners. The unit number and date must be included on or with the ballot for the ballot to be counted. A notice to that effect has been posted on the M&R box.

**Pool** – Lisa Phillips

The new pool timer has been giving us issues and wasting a bit of water. Lisa replaced the washer but couldn't stop the leak. The timer has been replaced but the water pressure is too high for the timer and the new timer will eventually fail. If we have a pressure regulator installed, it will cost approximately $925. Sometimes when the pool gets filled, people forget to turn the water off and a timer prevents that from happening. Lisa will get more information about the possibility of installing a pressure regulator and email the board.

We received our monthly service invoice from Phillips Pool for $444.00 and it has been sent to Caroline for payment.  Lisa will post a copy of our pool license in pool bathroom as soon as Caroline can get it to me as soon she has it.

Some residents are still breaking the parking rule.

We only have people signed up to do pool maintenance through June 18th.

**Budget**-

Tammie will send our year end totals to Janet. It is time to begin working on our budget for the new fiscal year which has to be approved by July.

**BUSINESS TRANSACTED BY EMAIL:**

On May 9, 2022 a motion was made by James Gronewald and seconded by Lisa Phillips to change the mailing address for CCHOA to 8455 Norway St. Eight board members voted yes by email. Motion carried and approved. This was done due to the ongoing issues with the USPS and their refusal to deliver mail to the address that has been in use by CCHOA since Chips Crossing was built.

**OLD BUSINESS:**

**NEW BUSINESS:**

**HOMEOWNER QUESTIONS:**

**NEXT MEETING:** Annual meeting – Saturday, June 18, 2022, 9:00 a.m.

**NEXT MONTHLY MEETING:** Thursday, July 21, 2022 at 6:30 p.m. on Teams.

**Adjournment:**  Meeting adjourned at 7:25 p.m.

Minutes respectfully submitted by Betty Haas-West