**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, May 25, 2023

Pool Parking Lot

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

Janet Penn (Vice President) Carol Jones

Betty Haas-West (Secretary) Wilodene Moore

Caroline Jones (Treasurer) Pat Brenner

Bill Clements Carol Harris

Matt Ehler Jane King

Joy Fender Hilary Kilgore

Lisa Phillips Rebecca Malone

Carol Squadrito

Sheila Mosley

Susan Ehler

Josh, Heather, Patrick Hartert

Cynthia Chapman

Brenda Flint

Patrick Ward

Doris Stokey

Ron Daniel

Sue Auwood

Eddie Stokey

Carissa Wagers

Terri Finnerty

Dustin Womack

**Board Members Absent:**

James Gronewald (President)

Jim Courtney

**Call to Order**

Certification of quorum and meeting called to order by CCHOA vice-president Janet Penn at 6:34 P.M.

**Approval of Board meeting minutes:**

Motion made by Caroline Jones seconded by Bill Clements to approve the meeting minutes of the called meeting on April 17, 2023 and the regular meeting on April 20, 2023. Motion carried and minutes approved.

**Treasurer’s Report – Caroline Jones**

Financial report for April 2023 was discussed.

Motion made by Betty Haas-West and seconded by Matt Ehler to approve the financial report for April 2023.  Motion carried and approved.

**Homeowner Questions:**

A homeowner brought up the possibility of not tearing off the roofs and roofing over the existing roofs to save money. We explained that there is rotting wood under many roofs that has to be replaced and there would be no warranty on the shingles if the existing roof is not torn off. The current shingles being used for the new roofs are 30 year shingles.

All roof information about the current roofing is being kept on a spreadsheet.

We have had Dan inspect all roofs and we have a list by pod of which roofs are 1st, 2nd, and 3rd priority.

It took 10 years to reroof last time.

Someone mentioned that there is a tree that is going to impact the retaining wall behind 8517 Islandic. Matt Ehler will look the problem, discuss it with the homeowner who is responsible for the tree, and determine what we need to do.

Susan Ehler asked if there was a timeline regarding how and when the money from the dues increase will be used. Betty reviewed the sheet detailing our financial status for capital improvements and there was a general discussion about the proposed increase.

Josh Hartert suggested that it is time to look at our Covenant and see if there are changes that need to be made to better prepare the community for the future. The general consensus was that it would be good to appoint a committee comprised of both community and board members to begin reviewing the covenant and suggest changes. We will try to get that committee appointed at the July CCHOA board meeting.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

|  |  |  |  |
| --- | --- | --- | --- |
| 4/4/2023 | 8516 | Porch railing - back order |  |
| 4/26/2023 | 8532 | tree Limbs growing on roof | 5/11/2023 |
| 4/27/2023 | 8409 | Shingles loose | Replacing roof |
| 5/3/2023 | 8602 | Shutters | 5/12/2023 |
| 5/4/2023 | 8512 | check siding | 5/12/2023 |
| 5/5/2023 | 8516 | check siding | 5/12/2023 |
| 5/5/2023 | 8528 | siding | 5/12/2023 |
| 5/5/2023 | 8515 | siding | 5/12/2023 |
| 5/10/2023 | 8532 | check roof | 5/12/2023 |
| 5/2/2023 |  | hoa - 4 hours inspect roofs | 5/3/2023 |
|  |  | hoa - quick crete | 4/29/2023 |

**Architecture** – Holly Romig/James Gronewald

No report

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

No report

**Long Range Planning** – James Gronewald

See above information about roofing and dues increase

**Grounds** – Matt Ehler

Matt tried to dig out one of the existing street signs but it is too deep. Matt will see if Van Tyler will pull them out when they do the excavating work on Denmark.

**Welcome** – Janet Penn

No report

**Nomination Committee** – Joy Fender

No report

**Pool** – Lisa Phillips

The pool is uncovered and furniture is out, thanks to some helpful neighbors.  Aubrey has been out to clean and vacuum the pool as well as check the chemical levels.

Unfortunately, our key card system appears to be unrepairable. James is going to get a replacement cost (if that's something that we want to spend money on right now). The tile is also falling off and is going to need to be redone.

The health department has been notified with the new pool code.

We have some screen doors standing against the wall of the storage building behind the pool. There are also siding bits and pieces lying all over the ground along with a satellite dish. Janet Penn will ask Dan to remove all of the trash around the storage building.

We still need people to sign up for pool maintenance.

**Budget** –

**Volunteer** -

**BUSINESS TRANSACTED BY EMAIL:**

April 24, 2023 - A motion was made by James Gronewald and seconded by Janet Penn to accept a bid by Duracap to proceed with improvements to the storm drain area in the creek behind the pool at a rate of $300 per hour, with an estimate that it will take between half a day to a day to complete. Six board members voted yes. Motion carried and approved.

April 25, 2023 – A motion was made by James Gronewald and seconded by Caroline Jones to accept the bid by Duracap of $10,000 to dig where the truck fell through the road by 8664 Denmark. Eight board members voted yes. Motion carried and approved.

May 1, 2023 – A motion was made by Janet Penn and seconded by Betty Haas-West to hire Jones Roofing to put new roofs on the pod containing 8407, 8409, 8411, and 8413 at a cost of $39,700. All board members voted yes by email. Motion carried and approved.

May 18, 2023 – A motion was made by Caroline Jones and seconded by Janet Penn to move all money out of the CD and into the money market account at a new negotiated rate until we have time to determine how much we need to leave in the money market account to cover capital improvement expenses. Seven board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Dropout by pool – completed April 28

Duracap Bid for Denmark – A motion was made by Betty Haas-West and seconded by Bill Clements to rescind the motion made and approved on April 25, 2023 that approved the Duracap bid of $10,000 to repair the drop out on Denmark. Motion carried and approved.

Storm Drains – We have the bid from Van Tyler of $64,625 to repair the storm drain system on Denmark. A motion was made by Caroline Jones and seconded by Matt Ehler to accept the Van Tyler bid. Motion carried and approved.

**NEW BUSINESS:**

**NEXT MEETINGS:**

Meeting to vote on dues increase – Saturday, June 10, 2023 10:00 a.m. pool parking lot

Annual Meeting – Thursday, June 22, 2023 6:30 p.m. pool parking lot

July CCHOA Board Meeting – Thursday July 20, 6:30 p.m. pool parking lot

**Adjournment:**   7:55 p.m.

Minutes respectfully submitted by Betty Haas-West