**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, February 16, 2023

8649 Denmark

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

Janet Penn (Vice President) Dan Mayhle

Betty Haas-West (Secretary) Joel Jones

Caroline Jones (Treasurer) Jenny Jones

Bill Clements Don Chandler

Jim Courtney Susan Ehler

Matt Ehler

Joy Fender

**Board Members Absent:**

James Gronewald (President)

Lisa Phillips

**Call to Order**

Certification of quorum and meeting called to order by CCHOA Vice President Janet Penn at 6:32 PM.

**Approval of Board meeting minutes:**

Motion made by Janet Penn and seconded by Bill Clements to approve the meeting minutes of January 19, 2023. Motion carried and approved.

**Treasurer’s Report – Caroline Jones**

Financial report for November, 2022 was discussed.

Motion made by Matt Ehler and seconded by Bill Clements to approve the financial report for January 2023.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Date  | Unit # | Problem | Completion |  Total cost  |  Labor  |  Other Material  |
| 1/1/2023 | 8441 | Siding off in back | 1/4/2023 |  51.48  |  35.00  |  16.48  |
| 1/13/2023 | 8524 | Siding off end of unit | 1/24/2023 |  51.48  |  35.00  |  16.48  |
| 1/20/2023 | 8438 | roof leak | 1/24/2023 |  86.48  |  70.00  |  16.48  |
| 1/20/2023 | 8453 | Gutters |  |  $ -  |  |  |
| 2/9/2023 | 8471 | Down spout |  |  $ -  |  |  |
| 2/9/2023 | 8415 | check side mice getting in |  |  $ -  |  |  |
|  |  |  |  |   |  |  |
|  |  |  |  |  |  |  |

Roofing Discussion:

Joel and his daughter, Jenny (Jones of Knoxville Roofing) gave a presentation in regards to replacing the roofs in Chips Crossing. They recommend using Owens Corning shingles with a 30 year manufacturer’s warranty and 5 year installation warranty. The quote is based on tearing off the old shingles and replacing the felt and ridge vents. It does not include any osb that needs to be replaced. If the shingles are bought in bulk, it would save about $70,000 to $80,000. If you do an overlay, the manufacturer will not warranty the roof but it would save $100,000 on the total job. The layover price is approximately 1.2 million and the tear off price is about 1.3 million at the current prices. The cost per unit would be approximately $8900 based on doing the tear off.

|  |  |
| --- | --- |
|  |  |
|  |  |
| **Pods** | **Addresses** |
| **1** | 8672, 8674, 8676, 8678 |
| **2** | 8664, 8666, 8668, 8670 |
| **3** | 8656, 8658, 8660, 8662 |
| **4** | 8648, 8650, 8652, 8654 |
| **5** | 8640, 8642, 8644, 8646 |
| **6** | 8632,8634, 8636, 8638 |
| **7** | 8624, 8626, 8628, 8630 |
| **8** | 8616, 8618, 8620 |
| **9** | 8608, 8610, 8612, 8614 |
| **10** | 8600, 8602, 8604, 8606 |
| **11** | 8401, 8403, 8405 |
| **12** | 8407, 8409, 8411, 8413 |
| **13** | 8415, 8417, 8419, 8421 |
| **14** | 8423, 8425, 8427, 8429 |
| **15** | 8431, 8433, 8435, 8437 |
| **16** | 8439, 8441, 8443, 8445 |
| **17** | 8447, 8449, 8451, 8453 |
| **18** | 8457, 8459, 8461, 8463 |
| **19** | 8465, 8467, 8469, 8471, 8473 |
| **20** | 8653, 8655, 8657, 8659 |
| **21** | 8645, 8647, 8649, 8651 |
| **22** | 8637, 8639, 8641, 8643 |
| **23** | 8631, 8633, 8635 |
| **24** | 8500, 8502 |
| **25** | 8504, 8506, 8508 |
| **26** | 8510, 8512, 8514, 8516 |
| **27** | 8518, 8520, 8522, 8524 |
| **28** | 8526, 8528, 8530, 8532 |
| **29** | 8533, 8535, 8537 |
| **30** | 8525, 8527, 8529, 8531 |
| **31** | 8517, 8519, 8521, 8523 |
| **32** | 8509, 8511, 8513, 8515 |
| **33** | 8501, 8503, 8505, 8507 |
| **34** | 8410, 8412 |
| **35** | 8414, 8416, 8418 |
| **36** | 8420, 8422, 8424, 8426 |
| **37** | 8428, 8430, 8432, 8434 |
| **38** | 8436, 8438, 8440, 8442 |
| **39** | 8444, 8446 |

**Architecture** – Holly Romig/James Gronewald

Matt and Susan Ehler at 8421 Norway requested permission to have their back patio screened and provided a picture of their neighbor’s screened in patio to show what it will look like. They have already gotten permission from their adjoining neighbor. A motion to approve the request was made by Janet Penn and was seconded by Jim Courtney. Motion carried and approved.

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

No report

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

James has talked with WKUD about the sink hole by the pool. They are responsible for this sink hole by the pool. They are also responsible for paving where their truck fell through the road on Denmark. We are waiting to be contacted by WKUD about both issues.

**Welcome** – Janet Penn

No report

**Nomination Committee** – Joy Fender

No report

**Pool** – Lisa Phillips

No report

**Budget** – Janet Penn

We are currently $3000 under budget.

**Volunteer** -

**BUSINESS TRANSACTED BY EMAIL:**

Effective with the January 19, 2023 board meeting, Karen Francis resigned as a board member. On January 24, 2023 a motion to offer Joy Fender the vacant position on the CCHOA Board of Directors was made by Janet Penn and seconded by Caroline Jones. Seven board members voted yes by email. Motion carried and approved. Joy has accepted the position effective immediately.

**OLD BUSINESS:**

Speed Bumps – Janet is going to talk with Dan about changing our speedbumps so that there are only two bumps at each place. Dan will work on this project as soon as the weather is warmer.

**NEW BUSINESS:**

Annual Meeting Date – June 22, 6:30 at the pool parking lot.

**HOMEOWNER QUESTIONS:**

Don brought up the issue of the roads in Chips Crossing and the fact that they need to be replaced. In order to consider how we can pay for roofs and roads, Susan Ehler will work on getting an estimate on replacing the roads. Janet will talk with our attorney to see if it is even possible for the HOA to obtain a loan. Once we have that information, if getting a loan is possible, we will talk with a financial institution to get more information about the loan process and how much the monthly payments on a loan might be.

**NEXT MEETING:** Thursday, March 16, 2023 6:30 p.m. at 8649 Denmark.

**Adjournment:**  Meeting adjourned 8:41 p.m.

Minutes respectfully submitted by Betty Haas-West