**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

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

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

Janet Penn (Vice President) Carol Harris

Betty Haas-West (Secretary) Sue Arwood

Matt Ehler Don Chandler

Bill Clements Josh and Heather Hartert

Joy Fender

Lisa Phillips

**Board Members Absent:**

James Gronewald (President)

Caroline Jones (Treasurer)

Brea Roland

**Call to Order**

Certification of quorum and meeting called to order by CCHOA vice-president Janet Penn at 6:38 PM.

**Homeowner Questions/Comments:**

Josh asked if we have a schedule for doing roofs because they would like to replace their skylights when their roof is replaced. We advised him that he will receive a two weeks’ notice before they begin his roof. He also asked what is considered a firewall and we explained that his connecting wall with his neighbor is the firewall.

Josh also asked about the automatic payment option for dues. We advised him to put the form in the payment box and told him that Tammie’s email is on the form if he has other questions.

Sue asked about the water behind Joy’s house. The water now is lower than the culvert and is not draining. That appears to be the new water level until it rains.

**Treasurer’s Report – Janet Penn**

Financial report for March 2024 was discussed.

Motion made by Betty Haas-West and seconded by Janet Penn to approve the financial report for March 2024. Motion carried and approved.

A motion was made by Janet Penn and seconded by Lisa Phillips to leave our CD at First Horizon at a 5.15% interest rate for 6 months. Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

All M & R requests are caught up. A motion was made by Janet Penn and seconded by Lisa Phillips to go ahead and do the two roofs at 8423 and 8425 Islandic. Motion carried and approved.

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

The board nomination form is on the website.

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

Matt has talked with Daniel again about mulching around the signs, weed eating the common area at the corner of Denmark and seeding the areas where the trees were removed.

Betty and Janet will walk around the neighborhood and make a list of yards that have flower beds needing attention. They will give Matt and list and he will try to contact the residents at home. The board will also mail letters to the homeowners advising them of the possibility of a fine if nothing is done.

**Nomination Committee** – Joy Fender

At this time, we have three nomination forms that have been submitted for the June election. If we receive more nominations, we will need to send out ballots the first week of May.

**Pool** – Lisa Phillips/Susan Ehler

Due to the warmer than usual temperatures, Campbell’s Pool and Spa has suggested that they uncover the pool as soon as possible and work on the chemicals to prevent algae. We hope to open the pool to the community around May 15th. Susan will post a pool sign up sheet at the mail house. Campbell’s will be doing our pool maintenance. Lisa is posting the health department certificate in the pool bathroom. We will need to find a day to put out the furniture and the no parking signs.

**Budget** – Janet Penn

We are doing well saving money each month. We have the more than the required amount in our roofing fund.

**Volunteer** – Matt Ehler/Joy Fender

No report

**BUSINESS TRANSACTED BY EMAIL:**

March 23, 2024: A motion was made by Betty Haas-West and seconded by Joy Fender to approve the March 21, 2024 CCHOA board meeting minutes. Seven board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Storm Drain update: Rich has been sick and has advised us that they will have it completed and cleaned up within the next two weeks.

By-law Update: Betty will head a committee to review the Covenant and By-laws. Josh Hartert and Sue Arwood will serve on the committee.

Annual Meeting: June 20, 2024 at 6:30 p.m. at the pool parking lot.

**NEW BUSINESS:**

None

**NEXT MEETING:** Thursday, May 16, 2024 6:30 p.m. at the pool parking lot. In case of inclement weather, we will meet at 8524 Islandic Street.

**Adjournment:**   Meeting adjourned at 7:38 p.m.

Minutes respectfully submitted by Betty Haas-West