**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, November 21, 2024

8524 Islandic St.

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

James Gronewald (President) Don Chandler

Janet Penn (Vice President) Chris McAlister

Betty Haas-West (Secretary) Carol Harris

Caroline Jones (Treasurer)

Joy Fender

Lisa Phillips

**Board Members Absent:**

Sue Arwood

Matt Ehler

Carissa Wagers

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:32 P.M.

**Homeowner Questions/Comments:**

Chris asked if there had been any interaction with the builder of the new subdivision. James said that Jason (Sawing Logs Excavation) is contacting TDEC and several of the utilities to get more information about any problems the work on the new subdivision is causing.

**Treasurer’s Report –** Caroline Jones

Financial report for October 2024 was discussed.

A motion was made by James Gronewald and seconded by Janet Penn to approve the financial report for October 2024. Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

The only outstanding M & R requests are the back stairs at 8520 Islandic and a siding leak at 8524 Islandic.

**Architecture** –James Gronewald

A homeowner asked if he could turn the property into an Air B & B. Since that would be considered a business, it would not be allowed per our by-laws.

**Website** – Betty Haas-West

The information regarding having house numbers painted on curbs will be removed from Chips Chatter and the information about changing trash and recycling providers will be added.

**Long Range Planning** – James Gronewald

No report

**Grounds** – James Gronewald

Leaf pickup has been done in the common areas. We had an email from a homeowner who is concerned about trash cans being left out all week around the neighborhood and about all of the toys and trash being left out in the yard at 8501 Islandic St. The boys who live there also play in the street on their bikes and are hard to see. We are concerned that they might be hit by a car. A letter detailing our concerns will be sent to the homeowner.

There is a spot on Norway that needs the asphalt patched. Janet will talk with Dan about patching the road.

We need a quote for next 2025 on yard maintenance. Janet will ask Daniel to send a quote to the board and will also ask for a date for leaf pick up for home owners.

**Nomination Committee** – Joy Fender

No report

**Pool** – Carissa Wagers

No report

**Budget** – Janet Penn

We have spent approximately $51,000 at this point in this fiscal year.

**BUSINESS TRANSACTED BY EMAIL:**

October 24, 2024: Motion made by Betty Haas-West and seconded by Janet Penn to approve the minutes of the October 17, 2024 CCHOA board meeting. Eight board members voted yes by email. Motion carried and is approved.

**OLD BUSINESS:**

Storm Drain issue and resolution on Norway St. is still in process. We will ask Jason from Sawing Logs Excavation to be at the board meeting in January to discuss the progress and process.

**NEW BUSINESS:**

Five Star Trash Quote:

Five Star was previously Tennessee Trash. Five Star would be $1780 per month. If we pay annually, we can save an additional 5% which would be a savings of $5171 a year. We would have a three year contract with Five Star. James will talk with Waste Management about doing their last trash pickup on December 20th and find out when they can pick up their cans. Five Star can deliver cans on December 23rd and start pick up on Dec. 27th. A motion was made by Janet Penn and seconded by Caroline Jones to change to Five Star Trash. Motion carried and approved.

Five Star does recycle pickup every other Friday for $12 a month. Homeowners who have recycle service and wish to change to Five Star will need to call 865-988-9737 and talk to Tammie to change.

Roofing Pod #29 (8533-35-37 Islandic): This pod has had several roof leaks repaired and is in need of a new roof. A motion was made by James Gronewald and seconded by Janet Penn to have pod #29 roofed as soon as possible. Motion carried and approved.

**NEXT MEETING:** Thursday 6:30 p.m., January 16, 2025 at 8524 Islandic St.

**Adjournment:**   Meeting adjourned at 7:32 p.m.

Minutes respectfully submitted by Betty Haas-West