**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, August 17, 2023

Pool Parking Lot

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

James Gronewald (President) Carol Harris

Janet Penn (Vice President) Brandon Lentz

Betty Haas-West (Secretary) Sue Arwood

Caroline Jones (Treasurer) Susan Ehler

Bill Clements Terry Flanary

Matt Ehler Roger Bellefeulle

Joy Fender Don Chandler

Lisa Phillips Doris Stokey

Brea Roland

**Board Members Absent:**

**Call to Order**

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

**Homeowner Questions/Comments:**

A homeowner asked about the new road that is being made that will go into the new subdivision. We have no information about that road or the possibility of a traffic light being placed there. Some of the workers said some of the drainage for that subdivision would hook up into ours.

The debris from trees by our entrance was not cut by us. The power company cut the limbs.

Joy asked about how much lead time our roofer needs before a new roof goes on in order to have skylights replaced. It takes about 2 weeks to schedule pod roofing.

**Approval of Board meeting minutes:**

Motion made by James Gronewald and seconded by Caroline Jones to approve the meeting minutes of July 20, 2023. Motion carried and minutes approved.

**Treasurer’s Report – Caroline Jones**

Financial report for July, 2023 was discussed.

Motion made by Betty Haas-West and seconded by Janet Penn to approve the financial report for July, 2023.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

|  |  |  |  |
| --- | --- | --- | --- |
| 7/8/2023 | 8533 | Check siding in back - Swafford | 7/24/2023 |
| 7/20/2023 | HOA | Install one street sign  |  |
|  | 8628 | Porch railing - back order |  |
|  | 8443 | Siding loose - Arwood | N/A |
| 7/20/2023 | HOA | Pool - lock | 7/24/2023 |
| 7/22/2023 | HOA | Pool - light | 7/24/2023 |
| 8/8/2023 | 8524 | siding off due to storm |  |
| 8/10/2023 | 8413 | Siding off in back |  |
| 8/10/2023 | 8413 | problem with gate - not HOA | N/A |
| 8/11/2023 | HOA | Pool gate - not closing | 8/11/2023 |
| 8/15/2023 | 8505 | Loose siding & check soffet |  |

Everything in M & R has been completed except the mailhouse and some porch rails. Some of the materials are on backorder.

The cost of roofs has gone up by $300 a roof. We are still waiting for Van Tyler to get the drainage issues repaired.

A motion was made by Caroline Jones and seconded by Joy Fender that we roof two more pods this fall. Motion carried and approved.

**Architecture** –James Gronewald

No report

**Website** – Betty Haas-West

No report

**Long Range Planning** – James Gronewald

No Report

**Grounds** – Matt Ehler

The previously discussed issue between two neighbors on Denmark is being resolved.

Trimming on the cul-de-sac has been taken care of and Daniel will take care of the corner at the top of Denmark this fall.

A motion was made by James Gronewald and seconded by Betty Haas-West to fine the homeowner at 8512 $50 for not trimming the flower beds. Motion carried and approved. A letter regarding the fine will be sent to the homeowner with information about additional fines if the work is not done.

**Nomination Committee** – Joy Fender

No report

**Pool** – Lisa Phillips

The issues with the salt levels have been corrected per Aubrey @ Pristine pools.

The No Diving sign (with 4 inch lettering) has been moved from the outside wall to inside the pool area as requested by our new pool inspector.

The black algae is still an ongoing problem that may be related to all the loose pool tiles.  Lisa will try to get more information about what it would cost to replace the tiles and clean the black algae.

A motion was made by James Gronewald and seconded by Lisa Phillips to keep the pool open through Sunday, Sept. 17. Motion carried and approved. The pool will close at 8:00 p.m. from now through closing.

James had a good conversation with the homeowner of 8660 about the pool issues. A motion was made by James Gronewald and seconded by Caroline Jones to restore the pool key for 8660. Motion carried and approved.

**Budget** – Janet Penn

Janet sent out a rough draft of the budget. We will make a decision about the budget after we get more information about repairing the pool.

**Volunteer** – Matt Ehler/Joy Fender

Matt has talked with Dan about putting in the new street signs. Dan will do the first one for $100 and then give us an estimate on the cost to do the remaining 6 signs.

**BUSINESS TRANSACTED BY EMAIL:**

On August 7, 2023 a motion was made by Caroline Jones and seconded by Betty Haas-West to place liens on the following units that are more than $400 past due on HOA monthly dues: 8447, 8512, 8520, 8600, 8606, and 8652. Seven board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Storm Drains on Denmark St. – Joy Fender

Joy has talked with Van Tyler and will stay in contact with him regarding the repairs. Van Tyler will also talk with Turner Homes about the storm drains behind the units on Norway.

**NEW BUSINESS:**

**NEXT MEETING:** Thursday, September 21, 2023 6:30 p.m. at the pool parking lot. In case of rain the meeting will be held at 8524 Islandic.

**Adjournment:** Meeting adjourned at 7:45 p.m.

Minutes respectfully submitted by Betty Haas-West