**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, July 21, 2022

Pool Parking Lot

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

James Gronewald (President) Betty Rollins

Janet Penn (Vice President) Susan Ehler

Caroline Jones (Treasurer) Pat Brenner

Jim Courtney Donna and Roger Bellefefeuille

Matt Ehler Josh and Heather Martert

Karen Francis Carol Squadrito and Mike Hood

Lisa Phillips Don Chandler

 Joy Fender

 Cheri Coldwate

 Miguel Mata

**Board Members Absent:**

Betty Haas-West (Secretary)

Bill Clements

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:35 PM.

**Approval of Board meeting minutes:**

Motion made by James Gronewald, seconded by Lisa Phillips to approve the minutes of the May 19, 2022 board meeting. Motion made by Caroline Jones and seconded by James Gronewald to approve the special board meeting to elect officers following the June annual meeting on June 18, 2022. Motions carried and minutes approved.

**Treasurer’s Report – Caroline Jones**

Financial reports for May and June of 2022 were discussed.

Motion made by Karen Francis and seconded by James Gronewald to approve the financial reports for May and June of 2022.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** –James Gronewald

Routine roof, siding, and porch requests.

Estimate for roofing replacement when necessary: $1.19 million

**Architecture** – Holly Romig/James Gronewald

Homeowner at 8636 submitted a request to replace the fence around the back yard. Motion made by James Gronewald and seconded by Lisa Phillips to approve fence replacement. Motion carried and approved.

**Website** – James Gronewald/Janet Penn

Nothing to report

**Long Range Planning** – James Gronewald

Speed Bump Review – Installation of additional speed bumps was approved several months ago. The new speed bumps will be 2 ¼ inch high.

**Grounds** – Matt Ehler

Our grounds maintenance crew did not mow a couple times due to dry weather.

**Community/volunteer**

A motion was made by James Gronewald and seconded by Karen Francis to add a new committee called Community/Volunteer. Motion carried and approved.

Matt Ehler agreed to chair the committee. Susan Ehler and Joy Fender will help with this project. They will engage the community in ways to get community volunteers involved. We discussed filling the large pot-hole, street sign painting, having a yard of the month and recognizing the best Halloween and Christmas decorations.

**Welcome** – Janet Penn

8651 Denmark will be going on the market next week.

**Nomination Committee** – Karen Francis

Nothing to report

**Pool** – Lisa Phillips

The pool seems to going fairly well with the usual amount of beer bottles and cans in the trash. There was a bit of debris in the bottom of the pool after the storm on Monday.  Lisa removed what was floating on top and once it is completely dry, she will clean up the concrete area with her leaf blower.  The sunscreen mess on the concrete was finally cleaned up by using a pressure washer.   Pool sign up is slow and as of right now we don't have anyone for next week.   The same handful of people keep signing up.

**Budget**-

June CPI is 9.1%

**BUSINESS TRANSACTED BY EMAIL:**

On May 24, 2022 a motion was made by Janet Penn and seconded by Lisa Phillips to hire Kidd Plumbing to install a set valve at the pool for $675 and to pay Dan Mayhle $200 to dig the trench required for the installation. Seven board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

**NEW BUSINESS:**

**HOMEOWNER QUESTIONS:**

8463 had questions about ATT lines. ATT can run lines directly to the home instead of going through the attics of all condos.

8419 asked about the discoloration of their roof. Dan will check it.

**NEXT MEETING:** Thursday, August 18, 6:30 p.m. at the pool parking lot, weather permitting.

**Adjournment:**   7:38 p.m.

The Board met after the regular meeting to discuss the pool incident. The mother at 8434 left two children under the age of 10 alone. Motion was made by Caroline Jones and seconded by James Gronewald to disarm their pool key for the remainder of the pool year. Anyone allowing the mother inside the pool will lose their pool privilege. Motion carried and approved.

We again discussed the speed bumps which were approved months ago. No action resulted.

Minutes respectfully submitted by Janet Penn