**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, July 20, 2023

Online on Teams

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

James Gronewald (President) Amber Shuster

Janet Penn (Vice President)

Betty Haas-West (Secretary)

Caroline Jones (Treasurer)

Bill Clements

Matt Ehler

Joy Fender

Lisa Phillips

Bree Roland

**Board Members Absent:**

**Call to Order**

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:33 PM.

**Report by Van Tyler about excavating on Denmark:**

The catch basin behind the condos will be replaced. The line that goes into the catch basin will also be replaced unless they find that it is still ok when they begin digging. They won’t know what the existing line under the street looks like until they dig there. The road may be blocked while they are digging or they may be able to put road plates down to drive over. Mr. Tyler will get us an estimate on the cost to replace the line that goes under Denmark in case that is needed. We will probably be on their schedule in 4 to 8 weeks and it will possibly take a week or two to do the work. The existing pipe will be replaced with a plastic pipe that lasts longer.

**Homeowner Questions/Comments:**

At the Annual Meeting, homeowners asked if there would be a CPI increase in January if the dues increase passes at the vote in July. The board has agreed that there will not be an additional dues increase in January of 2024 if the dues increase passes. The 9.3 CPI for 2023 will carry over to 2025.

**Approval of Board meeting minutes:**

A motion was made by James Gronewald and seconded by Matt Ehler to approve the meeting minutes of May 25, 2023. Motion carried and approved.

A motion was made by James Gronewald and seconded by Caroline Jones to approve the meeting minutes of June 22, 2023. Motion carried and approved.

**Treasurer’s Report – Caroline Jones**

Financial report for June 2023 was discussed.

Motion made by Betty Haas-West and seconded by James Gronewald to approve the financial report for June 2023.  Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

All M & R requests have been completed and are up to date. Dan will start on the mail house next week. The additional cost for roofing the pod on Islandic that was just done was $3472. A motion was made by Janet Penn and seconded by James Gronewald to approve the additional payment of $3472 to Jones Roofing. Motion carried and approved.

There is a double door in the storage room. Janet will ask Dan to see if he can sell it. The owner of 8638 Denmark says Dan damaged a storm door while doing some work at the home. Janet will ask Dan about the issue.

Jones Roofing will replace the mail house roof for $1000. Our insurance company settlement includes $340 toward the cost of a new roof. A motion by Janet Penn and seconded by Caroline Jones to approve replacing the mail house roof for the cost of $1000. Motion carried and approved.

Our insurance paid $6597.38 for all of the damage done to the mail house.

When the roofs are completed on Norway, we will have roofed a total of 17 units (5 pods).

**Architecture** –James Gronewald

We have received a request from 8638 wanting to extend their back yard fence. We agreed that the homeowner has to make sure that he has accurate property lines marked before he does the fence and before we give approval.

**Website** – Betty Haas-West

No report

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

We will start sending out letters to homeowners who are not abiding by the Rules & Regulations and give them 20 days from the mailing date to resolve the issue before we assess a fine.

Matt will talk to Daniel Mayhle about weed eating the cul-de-sac at the end of Denmark and the common area at the top corner in the curve of Denmark. He will also talk with him about trimming the trees that are causing a sight issue for the resident on Andes.

**Nomination Committee** – Joy Fender

We welcomed Bree Roland as the newest member of the CCHOA Board.

**Pool** – Lisa Phillips

If we are going to keep the pool open next year, we need to be prepared to spend whatever is necessary to replace the loose tile. We still have people entering the pool when it is closed. Dan is going to put something over the door handle on the inside to see if it that helps prevent people from reaching over the gate to gain access.

**Budget** – Janet Penn

Janet is working on the new budget. After we determine what our HOA dues are going to be, she will complete the budget draft and send it out by email.

**Volunteer** – Matt Ehler/Joy Fender

Matt said we have no volunteers to help put up new street signs. Dan Mayhle has an auger and might be able to put the new signs up for us. Janet will talk to Dan about the possibility of putting up one new sign and then giving us an estimate to do the others.

**BUSINESS TRANSACTED BY EMAIL:**

On June 29, 2023 a motion was made by Betty Haas-West and seconded by Joy Fender to approve the June 22, 2023 Annual CCHOA meeting minutes. Seven board members voted yes by email. Motion carried and approved.

On July 17, 2023 a motion was made by Betty Haas-West and seconded by James Gronewald to ask Bree Roland to fill the open position on the CCHOA Board. All board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Dues Voting – July 22, 2023 10:00 – 10:45 a.m.

**NEW BUSINESS:**

CPI – 9.3% If the dues increase does not pass, then dues will go up by $10 in January.

**NEXT MEETING:**

Dues voting 10:00 – 10:45 Saturday, July 22, 2023 at the pool parking lot

Next monthly meeting - Thursday, August 17, 2023 6:30 p.m. at the pool parking lot or Teams if bad weather.

**Adjournment:**   Meeting adjourned at 8:46 p.m.

Minutes respectfully submitted by Betty Haas-West