

January, 19, 2019 10:15 am

Officers Present: James Almand, Jaried Singletary, and Carrie Scott.

October 20, 2018 Minutes and Minutes to the Special Meeting Nov. 18, 2018 read by Carrie Scott. Motion to approve, motion passed.

Financial Report:

Beginning Balance: \$ 14,478.26

8/27/2018 Deposit \$792.44

8/27/2018 Deposit 120.00

9/17/2018 online pay Republic 1,042.10 1 ½ mo. + 3 Dumpsters

9/25/2018 Deposit 343.87

9/25/2018 Deposit 72.00

10/04/2018 Check 1106 ??? 53.60

10/04/2018 Check 1105 Covenant mailout \$349.70

10/17/2018 online pay Republic mo. bill 446.56

10/19/18 Deposit 239.35

10/22/2018 Check 1107 – Metal for mailboxes 174.55

10/30/2018 Check 1109 materials for park benches repair 398.06

11/05/2018 Check 1108 mowing – 275.00

11/13/2018 Deposit \$5898.00 from savings account

11/13/2018 Check 60.00 Community cleanup

11/20/2018 online pay Republic 449.88

11/26/2018 Monthly Serv/Reversal +- 10.00

11/27/2018 check 11,795.00 park paving

12/03/2018 Deposit 12.00

12/14/2018 Deposit 514.70

12/20/2018 Deposit 635.00

12/20/2018 edeposit 636.00

12/21/2018 Check 1113 78.00.

12/24/2018 mo. serv/reverse +- 10

12/28/2018 check 1112 93.43

12/31/2018 bill pay Republic 449.64

1/7/2018 Deposits 3,627.5

1/14/2019 check 1114 210.00 Website fees

Checking Balance: \$8,798.60

Balance Savings Acct: \$ 6,103.62

Two Cd's at \$ 5,149.06 each Total \$ 10,298.12. Total of all accounts \$ 25,200.34

Board members have been contacted about not receiving their bill for dues. We have had some mailbox theft issues. There was some discussion about the bill being due upon receipt. The way it will be addressed is if they haven't paid by the first quarter then the late fees will be accessed. Henry asked for an ageing of accounts.

Motion made to approve financial report, motion passed

Architectural Committee: Garden approved

Maintenance Report: Mailboxes replaced wood with angle iron, park benches reinforced. The last mailbox stand will be done soon. The board wants to stain the fence on the Dumpsters. The board will be taking care of the grass and weeds growing on the upper park pavement. Repaint the bulletin board and replace the backing. The chipper is to be set for March 16 & 17 Rob Platt volunteered to help.

Old Business:

The board set the annual BBQ for May 25, 2019 – Pot Luck Bring a dish

New Business:

The next CCHOA meeting date had to be moved back due to the holiday.

The board decided to get a battery for back up for the gate opener. Motion made, motion passed. Jaried motioned to buy a copy machine motion passed. Motion to approve a bulletin board by the dumpsters. Motion passed.

San Julian Creek crossing will be under construction the first of February

Open Session: Was through the meeting. James talked about the easements for utilities. These easements belong to BEC and Utilities. An item may be placed on the easement if it could be moved (on skids). It's unlikely they will be coming in. It was found that there are a lot of people in violation in the community. However, they are not looking to go after anyone. If an owner buys more than one lot and builds a house in the middle of it, then the property needs to be resurveyed. To give new easement lines. This does not affect the quantity of lot purchased for the CCHOA the

fees still are imposed for each original lot.

Motion to adjourn to executive session 11:15 Motion passed

Executive Session: Many of the community members did not receive their bill for dues. Discussed resending the bills for dues. Agreed to get some software to locate people and their addresses. James asked about the addresses and for Anne and I to compare our lists and work out the correct addresses.

Discussed the treasurer's position in providing the computer to run reports from the software QuickBooks. The computer belongs to the board. For all members of the board to have access to it. Anne suggested transferring info from the computer to Carrie's computer. But Carrie doesn't have the same software. There is a yearly fee to use a QuickBooks program now. We have a stand-alone program on the board's computer to use for no charge to generate needed reports. There was a discussion concerning the board's computer and for Carrie to run some reports based on the information in QuickBooks on the financing. Motion made for the treasurer to give Carrie access to the computer, motion approved.

Motion to Adjourn, Motion passed 12:15