

April 13, 2019 10:22 am

Officers present: James Almand, Jaried Singletary, Carrie Scott, and Julee Kennedy

January 19, 2019 Minutes read by Julee Kennedy.

Motion to approve, motion passed.

Financial Report:

Beginning Balance: 12,379.26

02/25/2019 Monthly Service Free \$10.00

02/25/2019 Monthly Service Fee Reversal \$10.00

03/05/2019 Deposit \$372.00

03/18/2019 Deposit \$968.35

03/18/2019 Check 1116 \$379.40

03/22/2019 Monthly Service Fee \$10.00

03/22/2019 Monthly Service Fee Reversal \$10.00

03/26/2019 Republic Services online payment \$470.28

04/11/2019 Deposit \$582.00 (pending)

04/11/2019 Deposit \$198.00 (pending)

Checking Balance: \$12,879.93, after pending deposits post to account, balance \$13,659.93.

Balance Savings Acct: \$6,104.23

A new excel spreadsheet to maintain accounts with debts/deposits was developed by James to make accounting easier. There will be a PDF file posted to the community website quarterly for expenses.

There is a spreadsheet condensing to one list of lot owners with corresponding lots and amounts owed/paid for easier access and reading for current and future boards.

Letters are to go out to residents who are late to go out by end of 04/2019. Properties are to have liens placed on lots that are over one year overdue.

Motion to approve financial report, motion passed.

Architectural Committee:

Dog fence, shed, carport, and tree house approved.

Maintenance Report:

Pressure washing park tables and fence around dumpsters plus staining fence

Concrete sealer for benches

Handrail on steps in lower park

Fixing/redoing the bulletin boards

Back up battery for gate at lower park need to be done again.

New Business:

Carlos, James, and Julee's positions are available/up for election.

Annual meeting and election will be held in August.

Need volunteers for the Nominations Committee.

Next CCHOA meeting will be held July 20.

Potentially adding more park benches/tables or a pavilion at the upper park.

Motion to research for a different CD and bank to transfer accounts, and board to approve members to write checks, motion passed.

Old Business:

CCHOA BBQ potluck to be held on May 18th, if rained out will be rescheduled for June 1st. Board will supply meats and the community members to bring dishes.

Mail box issue – recommended to buy a locking mailbox as the cameras catch vehicles coming/going but we don't know everything everyone drives in the neighborhood.

Motion to get port-o-potty for summer, motion passed.

Open Session:

Henry read the letter from Deborah Ryan concerning covenant violations.

James addressed the violations from previous list and he has addressed and/or fixed most of the issues. James drives around and addresses issues when he sees them.

By 11/20/19 a decision by the community needs to be made regarding the covenants expiration approaching on 02/20/2020. If no changes the covenants will automatically be extended 10 years. By 11/20/19 any changes wanted need to be addressed. One option is for covenant rules only apply to common areas, and houses would not be included. For this to pass it would need to be voted on and have a 2/3 vote to pass.

Motion to adjourn to executive session at 11:27 Motion passed

Executive Session: Community Members who are on payment plans, who still owes, and what is owed. Property values and what is used as comparison or how each property value is determined. 10% interest is added to dues owed for each year delinquent per covenants. James has been discussing covenant violations with community Members.

Motion to adjourn, motion passed 12:08