

CCHOA Meeting Nov. 19, 2016 Meeting Started 10:20 am

Present: June Mason, George Fink, Jaried Singletary, Maria Salvatierra, and Carrie Scott

Meeting Minutes read from Oct 15, 2016. Motion to approve passed.

Financial Report read by Jaried Singletary. Motion to approve passed.

Architectural Committee: Have one carport to approve.

Maintenance Report: The chipper was a great success. It was used by 10 residents and will continue to do each quarter. This is available to every member in the community. The persons that helped were Carlos Gamez, George Fink, Gil Mason, Eric Fields, and Carrie Scott. They went above and beyond. Shed is almost complete. Need to store paint and rekey the shed.

Old Business: Letters for a committee for covenant revision need to go out. Letters for assessments are to go out.

Locking Mailboxes: Had many responses more residents want the locking mailboxes however, a few that did not. All must participate to change. The mailbox stands we have will be repaired. The amounts for each unit were \$1189.00 for 16 boxes and 2 package boxes. We would need 8 units for the community with a few left for new residents. Need to contact Daniel and Amber. Also get one more bid.

New Business: Set assessments for 2017. Reduce amount by \$20.00 per lot. Garbage will remain at \$60 per year. There is such abuse of the dumpsters. There are things such as appliances, boxes not broken down, and toilets put in there and we need for the homeowners to please watch what is put in the dumpsters or the rates are going to increase.

Open Session: One member thanked Carrie for the chipper. Also discussed signs on power poles. Roads and fences need repair. Concrete bench on table needs to be repaired (one in the middle) in lower-park. Another member would like something done to the entrance to enhance it (landscaping). One member would like the assessments to be waived for next year would save work and mail outs for the year. Another member doesn't believe we should waive assessments due to being short the next year.

Another member would like the things we improve would like to approve a certain amount to be approved so the improvements to be done more quickly.

Another member suggests an electric gate opener for the lower park. Need fence repair for the lower park. Assign a project manager to improvements.

Another member wants a retraction letter concerning comments made in September minutes.

Another member would like improvements made to the community such as the entrances.

Motion to reduce assessments to take \$20 off the yearly dues motion passed.

Meeting Adjourned for Executive Session

One member of the community discussed letters sent to them concerning their deemed violations. Is willing to take care of one issue. Addressed the board in March of 2016. Wants specific documentation that addresses the violations. What documentation does the board have that says the board has the right for further action?

Discussion held on past due assessments. The amounts are down. Need to place liens on non-payment of dues.

Had a discussion to violations and letters to go out.

Meeting Adjourned – Motion made passed Adjourned 12:05

Carrie Scott - Secretary

George Fink – Acting President

12-17-16