

## CCHOA Quarterly Meeting Minutes July 2023

Meeting called to order at 10:24 am

Officers present Carrie Scott, John Suttles, and Andrew Almand.

April minutes read and approved by Carrie Scott

Financial Report given by John Suttles motion approved

Maintenance Report: Gates having a little trouble

Old Business : schedule work on dumpsters in the fall.

New Business: Candidates to speak Susan Worwa spoke about her back ground being in the community for 7 years. Is Vice president for a communications company and works from home. In addition she and Pat has Masterpiece Homes and are developing the home building business.

Henry asked Susan if they built the house with the little house on the property and she wanted to clarify property owners should be able to make decisions on their own. There were 7 violations that have gone out and things need to be addressed and she didn't know when they were written and things are out dated. There was understanding that they were allowed to build their home. She believed she had a right to build a house when the previous house was not approved. Henry stated that it was a shed that was bought at home depot and now water is under the bridge and the house in the back and will not be lived in or a kitchen used. Susan said everything has been approved by the city and county. Henry asked if she was going to follow the covenants. She believes in Autonomy. Henry went on about his beliefs in enforcing the rules. Susan says she is for enforcing the rules and should have another look at them. She isn't running for the board to run the board but because she doesn't want a management company to come in and take over. She doesn't care what happened in the past but everyone needs to move forward and what people want has changed to be closer to their families. People are moving here to be closer to their grandkids and other members of family. Henry pushed to know if she is going to enforce the rules we have now. She says the board will make decisions that are good with the individual members. Henry went on about following the written rules. The rules are the rules he said.

Deborah Ryan spoke about trying to change the covenants 5 years ago and it didn't pass. And it was stated that a letter was sent telling people not to vote. Susan says there are people here that are going to fight no matter what. Deborah says her goals is for the covenants to be followed. All of them. Susan says you are the small minority as to wanting what you want. Deborah says there are signs here saying do whatever you want here? Then, a discussion was had about each others neighbor's violations. It would be better if each neighbor were to speak to each other and work out their issues. Susan is wide open to work with her neighbors.

Linda Suttles says changing the covenants would be great but people don't vote. She thinks the people that live here should be the ones to vote to change the covenants not 2/3rds of 100% of

the community. People are so frustrated by the things here that they won't come to the meetings anymore. If things were voted for the changes were fair things could get done. But nothing gets done here because of the people can't move forward.

Susan says having new desirable types of people here would be great for the community and she spoke about how Michael L., a new resident, came to the meeting to ask about speed bumps and the meeting was so bad that he will never come to another meeting ever again. The meetings get so contentious that no one wants to be there. Deborah Ryan said it was because of your (Susan's) house. Carrie said it couldn't have anything to do with the way you treat the members here at these meetings. Deborah says it's because no one will follow the rules. So, that gives you the right to treat the members here so badly?

Cara Gibson is the next speaker running for the board. Now she says do we just jump right in here. Her and her husband, Bryan, bought property here a yr and half ago has been here spending time at both parks and she is a mental health counselor. She is running for a position so we don't go to a management company and are not for pushing the covenants. Henry mentioned about having a trailer, Rv screened you can have one. Cara is not going to arbitrary push for the covenants. Henry went on to clarify the written rule. He wanted clarification of arbitrary. Deborah stated she made a list for a person in the community of the violations. Carlos says "yes because you go by everybody's house taking pictures. I know because I have seen you trying to see what's in my backyard I have it on camera watching you do this. And Henry and Rob Platt didn't I tell you not to take pictures of my property?" Deborah and Henry said they hadn't and Carlos says you're a God Damn liar. You came by taking pictures with my daughter in front. Henry said they sent a letter about a tree. Deborah said to Carlos you remember that wrong. Carlos said he remembers Deborah and Maria doing the same thing. He wants to know what he has in his building. Because they were sent a letter about his extra structure that was approved before he bought the house. He was turned in for homes having structures not approved. The conversation went nuts and I couldn't keep up any longer. The meeting was adjourned.