

Aug 19, 2017 CCHOA Monthly Meeting Held at the Lower Park to CC.

Directors Present: George Fink, Fred Pokrant, Jaried Singletary, Maria Salvatierra, and Carrie Scott

The Candidates gave their speeches.

George called the meeting to order at 11:10

Carrie read the minutes from July. Motion to approve. Motion passed

Jaried gave the Financial Report

2 CD's \$5094.56 each

Saving \$6341.31

Checking \$11459.45

Trash \$320.25

Fence Repair \$150.00

Monthly Fee \$ 10.00

Deposits \$385.00

There are 19 Accts past due for non - payment of dues. Some have said they would not pay until the board spends money.

Motion to approve Financial Report Motion passed.

Architectural Committee: Approval of a fence.

Maintenance Committee: Repairs to fence, Repaired lock and are going to replace the warped wood framing the doors to the shed. The siding needs to be looked at.

Old Business: Entryway Plan to be asked at the meeting. Discussed the gate opener. Motion was made to install the gate opener. Motion failed.

Covenant Revision – needs to be seen by a lawyer. The new board needs to go through it and have a lawyer review it. Tabled

New Business:

Park Combo Lock Changed moved to the first of September. A new lock was bought. Motion to approve the new lock motion passed.

Wristbands – Motion to approve Motion passed

Election Committee – Anne Hopkins – has the signs being made for the upper park for the slope. The election will be held at the next Saturday at the Library.

Open Session: Deborah Ryan wanted to know about when the base of the sign will be cleaned from the north entrance. It will be handled. Then asked about the revision of the covenants to be sent to her after the last meeting. She was informed that they were posted on the website for everyone to see and that an email went to the committee chair to send to all the members. The revision could not be sent due to the board not approving them to go out. Tom Rifleman would like an Australian Ballot – a secret ballot. A private ballot- a voting method that is anonymous. Rob says the post needs to be supported as a freestanding post that holds the gate at the upper entrance.

Robert Shock – helps with the recycle – could the board please list the instructions for the use of the recycle bins. What goes into the recycle are: Metal cans, aluminum only, no glass, and plastic only. Robert does this every Wednesday and Saturday. Have Jaried explain how it is suppose to be done. The dumpsters are violated everyday. Maria suggested placing cameras to capture the persons dumping in the dumpsters. Place on the website and bulletin boards. Fred is going to put cameras up. Motion was made to place cameras in the lower park motion passed.. Fred made the motion to contract with Vaquero for trash Motion passed.

Moved to adjourn to executive session

In executive session Maria stated there is a porta potty in Greg Bruce's property. The board will ask what it is there for. Another property owner purchased another piece of property and the dues are being paid. A property owner's offer to settle was made to George. Maria asked to see the paper work. George did not have it at the meeting. The offer may be accepted but the judgment would not be released until it's paid. There was some discussion over someone purchasing the property. George stated it was already done, that a release of judgment had been filed. Fred stated he typed up a release of judgment for George but, didn't believe it was legal. George filed it at the courthouse. It was decided to see what was done and how legal it is. The attorney fees were \$5000.00 for the judgment in question.

The board motioned to file liens on dues past due. Motion passed.

Motion made to adjourn. Motion passed