

January 16, 2021
CCHOA Monthly Meeting Held at CC Lower Park
Meeting called to order 10:24am

Directors Present: John Suttles, Julee Kennedy, Daniel Davidson, Carrie Scott

John opened with prayer.
Carrie read October 2020 Meeting Minutes
Motion to approve – Motion passed w/ amendment for concrete slab.

Financial Report:

2021 Budget – lowered trash from \$100 to \$75; additional excel sheet.
10 outstanding lots, 3 with high balances and liens.
Motion to approve financial report and budget – motion passed.

Architectural Committee:

Addition to a home approved.
No additional approval/requests.

Maintenance Report:

Sign at the 2nd entrance needs to be fixed/replaces. Looking into a price for a temporary fix or a new sign.

Old Business:

Sign/stickers on vehicles for lot owners; fob/gate opener-

The key fob would have a radio frequency to open the gate for park access. If fob is given away/lost, lot/homeowner would be charged for a new fob. Building a fence + gate at the upper park, and add no trespassing signs. Talk to the county about signs by upper park to enforce towing. Total cost of adding all improvements would be \$4300, with John doing a lot of the work. Carrie got a quote for gate with fob only for lower park was \$3600.

Motion to proceed with work on all parks – motion passed.

New Business:

Community activities:

chipper dates TBD at April meeting.

BBQ July 17th after meeting (tentative)

2021 Meeting dates:

January 16, April 17, July 17, and Oct 16; Annual Meeting August 21.

Covenant issues:

Air B&B – multiple in the neighborhood and there is nothing specifically stating in the covenants this cannot be done.

Open Session:

John read a letter he wrote, in response to Maria Salvatierra, and Deborah Ryan, that went over/discussed covenant violations; including cars that are on properties that don't have registration and/or can be seen from the road(s). The covenants have been addressed and a letter in response read. Fred Pokrant would like a higher price for lost fobs to discourage losing/giving away fobs. Middle mailbox ground is sloping. Needs to be fixed.

Motion to Adjourn, Motion passed 12:13 pm

Executive session

Covenant violations discussed.