

May 15, 2024 CHPOA General Meeting Minutes – Meeting via Zoom (recorded by Al Soulier)

Board members in attendance: Bill Evans, Marshall Gray, George Higgins, Dave Scanga, Trevor Scott, Jeff Wright

Property manager present: Al Soulier

Board members absent: Victoria Hudson

Residents in attendance: Laura Emery, Ross Emery, Tara Pressley, Jerry Salak

The meeting was called to order at 7:05 p.m.

Residents Forum No comments.

Review/Approval of Minutes

Member Marshall Gray motioned to table the approval of the March and April executive session and general session until the next meeting. Member Wright seconded. Motion was approved.

Unfinished and New Business

The communications committee presented the 2024 community survey results. Resident Ross and Laura Emery did the data analysis. Resident Jerry Salak read a summary from the committee. 92 responses were received, with 50% being anonymous. See the survey results for more details. Member Evans asked about the specific comments relating to improvements at the park. Ross Emery said a community garden, a dog park, a swimming pool and walking trails were ideas that neighbors recommended as improvements. Marshall noted the level of professionalism exceeded his expectations. One major complaint expressed was the lack of a traffic light at Churton Street. The survey will be shared with the community via the email list and the neighborhood Google Group. The communications committee will draft a note to go along with the results and share them with the board for approval via email prior to sharing the results.

The board discussed whether we should remove our home-based business policy. Member Wright said that we should have a really good reason to remove existing policy. Member Higgins recommended an ad hoc committee be formed to review policy documents, including the by-laws, and to make recommendations to the board. If the policy is no longer appropriate or required, the board can change the policy. Gray suggested we create the ad hoc committee now. Higgins recommended that we address the governing documents first such as the by-laws first. Initial members are Jeff Wright, Al Soulier, Bill Evans, Dave Scanga, George Higgins. Marshall Gray will be involved if possible.

The board set a tentative date of June 22nd for our second board retreat.

Higgins reported that the collection policy documents have significant issues that need clarification and refinement. They will be discussed at the next Finance and Maintenance committee meeting.

Evans is in favor of establishing the first Wednesday of each month, with the exception of our annual meeting, as our regular board meeting date. Gray will update the calendar to reflect this. The next meeting will be June 5th at 7 pm.

Committee Reports

Architecture (Jeff Wright):

See report. Wright asked Scott to give an overview of the sign policy. Gray asked for a clarifying definition of 'signage'. Scott added a definition to the document. Gray made a motion to approve the sign policy as policy as written. Evans seconded. Motion passed.

Communications (Marshall Gray):

See report. Presented in New and Unfinished Business. Marshall made a motion to present the results from the survey, along with a letter to be reviewed by the board, to the neighborhood. Scott seconded. Motion passed.

Finance and Maintenance (George Higgins):

See report. The committee met with

Rick Chambless, a retired banker regarding our investment strategies and they are considering new options. Higgins motioned to adopt the CD laddering strategy for \$50,000 of reserve funds primarily to be invested in CD's offered by Edward Jones. Wright seconded. Motion passed.

Soulier plans to contact Truist bank to see if they have additional banking benefits for non-profits. The committee plans to leave the remaining budget overage of approximately \$2,900 as unallocated funds. Ecoland found erosion around a metal drainage pipe that goes from our retention pond into Cates Creek and some erosion of the pipe itself. Soulier has requested a quote for repairs from Ecoland but will wait for the annual inspection report by G-2 Design before moving forward. The last time we had a problem like this, the town worked with us and they supplied some materials. Higgins will talk to the town about a public-private partnership to make repairs should they be required.

The committee found that the town's impervious surface requirements only apply to new developments and their developers.

The committee is also reviewing how potential changes in State Statute 47F that are before the state legislature might impact us.

Special Events (George Higgins):

Higgins is looking forward to receiving the names of volunteers from the communications committee so the committee can consider new ideas.

Nominations (Jeff Wright):

Wright noted that the committee shared announcements regarding the upcoming election with the board for review.

Property Manager's Report (Al Soulier)

See PM report. All assessments have been collected.

Soulier noted continuing issues with Yardnique. Soulier went around the neighborhood with the manager to identify locations that are being missed, however they continue to miss common area spots. Soulier has received complaints from neighbors about the crews missing areas and in one case, mowing portions of the owner's property. Soulier has flagged several areas to make the areas more obvious. Yardnique will look into a possible discount given the mistakes. Scanga believes that we will continue to have to work with the on-site manager from Yardnique regularly to keep the issue in check.

Soulier presented the drainage issues reported by the owner at 109 Twisted Court. Soulier will attempt to determine if any of the trees on the common area are a danger to her property. He might try to attend a meeting with Terry Hackett, Stormwater and Environmental Services Manager for the town of Hillsborough, and the homeowner. Gray noted that removing trees might make the situation worse. Evans noted that in the past the culverts under Cates Creek have been obstructed leading to similar flooding. Evans, Wright and Scanga offered to attend any meeting that is arranged with Terry and the property owner. Higgins is in favor of taking a proactive approach.

Evans motioned to adjourn the regular session. Scott seconded. Motion passed. The regular session ended at 9:12 p.m.

General Account of Executive Session

The board discussed a trailer violation on one of the properties. After much discussion regarding policy, it was determined that all necessary board action had been taken already. The homeowner will receive notice to resolve the trailer violation immediately.

A new trailer violation was noted and plans were made to discuss the issue with the homeowner this month.

Wright motioned to adjourn. Evans seconded. Motion passed. The executive session adjourned at 9:45 p.m.