

September 4, 2024 CHPOA General Meeting Minutes – Meeting via Zoom (recorded by Al Soulier)

Board members in attendance: Bill Evans, Victoria Hudson, Tara Pressley, Dave Scanga, Trevor Scott, Jeff Wright

Property manager present: Al Soulier

Board members absent: George Higgins

Residents in attendance: NA

The meeting was called to order at 7:03 p.m.

Residents Forum

No comments.

Review/Approval of Minutes

August minutes were not distributed, but will go out via email and will be reviewed at the next meeting. June minutes have not been addressed. Member Jeff Wright will review the video as time allows and distribute the minutes via email.

Unfinished and New Business

Member Dave Scanga reported the Community Events committee has several volunteers for the picnic already. Member Tara Pressley will develop an RSVP that will go out so that the committee can get an attendance headcount. The Fire department and Armand Lenchek with a balloon guy will be at the picnic. Barbeque will be purchased from City BBQ.

A neighbor wants to revive the neighborhood yard sale day. No money will be used for this event and it will be held on a weekend other than the picnic weekend (5th of October). Neighborhood will be willing to spread the word on this.

Committee Reports

Architecture (Jeff Wright):

Wright gave a brief review of the number of completed projects, open projects and applications. The committee will begin work on an internal policy document regarding the application process covering both the property manager and the committee's portion of the process. The document will formalize our 'extension' process as well.

Communications (Tara Pressley):

Pressley reviewed the Communications Committee report. They are working on the website and the second round of the beautification contest. Volunteers are still working on the directory. The welcome wagon is still active and always looking for more participation. The committee is looking into setting up a shared community calendar as well. See report for more details

Finance and Maintenance (Al Soulier):

Property Manager Al Soulier noted that the committee is working hard on a draft budget. It will be ready for the board vote in October. After that it will go out to the community in October and the community would vote on it in November at the annual meeting. We are looking at our usual 5% dues increase.

Member Bill Evans noted that a lot of work has been done at the common area in preparation for the picnic (tree limbs removed, picnic shelter floor cleaned, tables re-stained, playground mulch raked).

Community Activities (Tara Pressley):

Scanga covered details on the picnic and yard sale in New Business. Pressley added that she is running a playdate activity and book group activity. Soulier suggested he could potentially share information on some of these events in his monthly email notifications to the neighborhood.

Nominations (Jeff Wright):

Wright reported that the By-Laws require that the committee operate with 3 members. Victoria Hudson volunteered to join the committee. The committee will have a meeting to review the election process coming up and to discuss candidates and ways for finding more candidates.

Documents Review (Al Soulier):

Soulier reported that the committee reviewed the CHPOA Draft guideline of notice of proposed changes document. Soulier also noted that parliamentary procedure needs to be added to the community By-Laws per North Carolina Law.

Property Manager's Report (Al Soulier)

See PM report. Soulier noted that the maintenance committee is still looking for a Yardnique alternative but are not having luck finding one.

Wright motioned to adjourn the regular session. Member Trevor Scott seconded. Motion passed. The regular session ended at 8:01 p.m.

General Account of Executive Session

Soulier noted that he is still working on three violations and hopes that at least two will be resolved quickly. He will likely reach out to the neighbor involved in the third violation if the issue continues.

The board discussed a drainage issue on one property and reviewed efforts made to help so far. Recommendations for future action were made.

The finance committee will draft an update to residents about the land adjacent to the neighborhood that is up for sale for development.

Wright motioned to adjourn. Evans seconded. Motion passed. The executive session adjourned at 8:37 p.m.