

## **October 2, 2024 CHPOA General Meeting Minutes – Meeting via Zoom (recorded by Al Soulier)**

*Board members in attendance:* Bill Evans, George Higgins, Tara Pressley, Dave Scanga, Trevor Scott, Jeff Wright

*Property manager present:* Al Soulier

*Board members absent:* Victoria Hudson

*Residents in attendance:* Marshall Gray

The meeting was called to order at 7:02 p.m.

Member Bill Evans motioned to approve the agenda. Member Trevor Scott seconded. Motion approved.

### **Residents Forum**

Resident Marshall Gray came to discuss improvements that he made to his house, several of which he had not submitted AC applications for. He is requesting a variance for his fence as it can't be seen from the road. The board will discuss the issue in executive session.

### **Review/Approval of Minutes**

Member Evans motioned to approve the August and September minutes. Member Trevor Scott seconded. Motion passed. Member Jeff Wright requested that someone else do the June minutes. Scott volunteered.

### **Unfinished and New Business**

The updated and approved hardship policy will be distributed to members this week. They will go into effect January 31<sup>st</sup> of 2025.

Member George Higgins reviewed the major points of the 2025 proposed budget and gave the board an opportunity to ask questions. Higgins motioned to raise the dues limit by 5% which would bring the current ceiling to \$282.86. Wright seconded. Motion passed. The assessment per lot for 2025 will be \$280. Member Higgins motioned to approve the proposed 2025 budget as written to present to the board at the November annual meeting. Scott seconded. Motion passed.

Members Victoria Hudson and Scott have removed themselves from the running for the board for next year. Bios submissions are due no later than October 13<sup>th</sup>.

The board discussed the hurricane recovery efforts and generally agreed that people should contact the Red Cross if they wish to make donations. Property Manager Al Soulier will send out a note to the community encouraging them to donate what they can to whatever charity they feel comfortable with.

Soulier reported that we need a new irrigation system maintenance company. The Specific Lawn Sprinklers company has submitted a bid of \$750 for this work. Yardenique will also provide a quote as well. These quotes do not include repairs, just seasonal maintenance.

### **Committee Reports**

Architecture (Jeff Wright):

Wright reported that there are around a dozen open applications in various stages.

Communications (Tara Pressley):

Member Tara Pressley noted that the Communications Committee did not meet. Soulier asked if the Chair of the committee should be presenting the reports or not.

Finance and Maintenance (George Higgins):

Higgins noted that Bill and Al addressed several maintenance issues with Yardenique. They will send more information out to the board.

Community Activities (George Higgins):

Scanga noted that the picnic plans are well underway. Setup will begin around 2 pm. Wings will be served as well. Higgins said there will be a band. Food will be provided by City BBQ and Whit's Frozen Custard. Scott noted that the budget contains an additional \$500 for the committee activities.

Nominations (Jeff Wright):

Wright is hoping to have a meeting next week. Only one current board member has decided to run at this point. Wright will reach out to several members of the community that have been recommended to him this week.

Documents Review (George Higgins):

No additional documents reviewed at this time.

**Property Manager's Report** (Al Soulier)

See PM report. Soulier reviewed the annual meeting agenda and reminded committee chairs of their obligation to review their achievements for the year and goals for the coming year.

Wright motioned to adjourn the regular session. Evans seconded. Motion passed. The regular session ended at 8:19 p.m.

**General Account of Executive Session**

Soulier updated the board on three open violations and hopes that at least two will be resolved quickly. The board opted not to seek the attorney's assistance in drafting a letter to a member of the community as the issue appears to have been resolved.

Wright and Scanga discussed violations at one property and requested that the property manager reach out to the neighbor to resolve the issues.

Wright discussed the need for the board to notify homeowners that are making unapproved home improvements that an AC application process exists. This should be done to help cover those homeowners from difficulty in selling their home in the future.

The board discussed a request for a variance for a home improvement. The variance was approved.

Evans motioned to adjourn. Scott seconded. Motion passed. The executive session adjourned at 9:12 p.m.