

## **December 4, 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, Victoria Hudson

*Property manager present:* Al Soulier

*Board members absent:* None

*Residents in attendance:* None

The meeting was called to order at 7:31 p.m.

Member Jeff Wright motioned to approve the agenda. Member Trevor Scott seconded. Motion approved.

### **Residents Forum**

No Residents in attendance.

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

Wright motioned to approve the June minutes. Member Victoria Hudson seconded. Motion approved. Scott motioned to approve the October and November minutes. Wright seconded. Motion approved.

### **Unfinished and New Business**

The board discussed the request from a neighbor to allow beekeeping in the neighborhood. Wright noted that several people have done it or are doing it already, and pointed to the North Carolina Bee and Honey Act of 1977 that prohibits cities and counties from enforcing any ordinance or resolution that prohibits people from owning or operating five or fewer bee hives. Property Manager Al Soulier had concerns about the language of our covenants prohibiting animals. Member George Higgins noted that federal, state and local laws tend to supersede our rules. Member Tara Pressley expressed some concern about beekeeping being similar to keeping livestock. Member Victoria Hudson clarified that each property can have covenants that disagree with existing laws. Wright motioned to allow bees in the neighborhood in accordance with the 1977 law. Higgins seconded. Wright, Higgins, Evans and Hudson approved. Scott and Pressley abstained.

### **Election of officers:**

Trevor Scott nominated Jeff Wright to act as President. Tara seconded. Motion carried. All in favor. Higgins nominated Dave Scanga as Vice President. Scott seconded. All in favor. Wright nominated Higgins for Treasurer. Evans seconded. All in favor. The Secretary position will be determined at the next meeting.

Member Evans suggested January 25<sup>th</sup> for our retreat. An alternative date of the 18<sup>th</sup> was suggested as well.

Wright asked to have regular meetings on the first Thursday of the month. Next meeting will be at 7 pm on January 2<sup>nd</sup>.

### **Committee Reports**

*Architecture* (Jeff Wright):

Wright reported the committee had some backlash from a resident over their application. The committee is working with the person to assist them in completing the application. Trevor shared the extension limit policy that the committee would like to implement. Many homeowners have asked for multiple 3-month extensions which results in drawing projects out. The hope is to make sure that we do not have lengthy projects that look bad in our neighborhood. It is also an administrative nightmare for all parties involved (property manager, committee and the homeowner). Bill motioned for the extension policy to be added to the architectural guidelines. Victoria seconded. All in favor. Wright also asked the board to please bring suggestions for people to fill the committee spot that Trevor Scott is vacating.

Communications (Melissa Walter):

Melissa Walter noted that the Communications Committee did not meet. During their December meeting they will review text for the new website.

Documents Review (George Higgins):

Higgins presented the waiver of liability for use of the common areas form. Scott praised the structure and writing. Wright motioned to approve the waiver of liability for use of the common areas form. Victoria seconded. Motion passed. All approved.

Higgins will formalize language for a new policy to notify the neighborhood of major policy changes before they are voted on.

Wright requested that we allow time at the retreat for discussion on the by-laws revision.

Finance and Maintenance (George Higgins):

Higgins said that there are issues on the landscaper contract and it will be discussed during the executive session. Evans has the new soccer goals and hopes to install them within the week.

Community Activities (Tara Pressley):

Members expressed appreciation for the efforts of the committee. They did not meet this past month, so there is no report.

Nominations (Jeff Wright):

Wright reported that he got responses from all four write-in candidates. All declined, except for one, who asked for more information. He recommended that the board gather names of other potential candidates in case the last write-in candidate ultimately declines.

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

See PM report. Soulier needs assistance stuffing envelopes for the dues notices. Several members agreed to the 19<sup>th</sup> of December at 6:30 pm at the property managers house.

Evans motioned to adjourn the regular session. Scott seconded. Motion passed. The regular session ended at 9:00 p.m.

**General Account of Executive Session**

Soulier has been dealing with parking violations. Several are still open and might require fines. He also resolved a fence issue with one neighbor.

Higgins noted that our landscaping company still appears to not be fulfilling parts of their contract. We have given them their 30-day notice.

Higgins presented the planned contract for our new landscaping company. The contract is in line with our current landscape contract in terms of details and cost. The committee will get the contract signed.

Higgins presented changes to the Property Manager's contract. The goal is to bring the rate for the position up to the current market value. This is also so that we are able to budget for this item should we need to hire a different property manager in the future.

Evans motioned to adjourn. Scott seconded. Motion passed. The executive session adjourned at 9:43 p.m.