

**January 2, 2025 CHPOA General Meeting Minutes – Meeting via Zoom  
(recorded by Al Soulier)**

*Board members in attendance:* Bill Evans, Tara Pressley, Dave Scanga, Jeff Wright

*Property manager present:* Al Soulier

*Board members absent:* George Higgins, Lane Webster

*Residents in attendance:* Melissa Walter

The meeting was called to order at 7:03pm

Member Bill Evans motioned to approve the agenda. Member Dave Scanga seconded. Motion approved.

**Residents Forum**

No Residents in attendance.

**Review/Approval of Minutes**

Bill Evans motioned to approve the December 2024 minutes. Member Dave Scanga seconded. Motion approved.

**Unfinished and New Business**

Appointment of secretary - tabling until Feb meeting.

CHPOA retreat date - January 18th 2025, time - 8am, location - TBA, Al will provide refreshments. Discussion items - agenda TBD through email. No new business.

**Property Managers Report**

Report as previously submitted via email for member review. Bill Evans to assist in meeting with landscaping providers. Assessments are being received. Jeff Wright asked about outstanding payments from 2024 assessments. Al Soulier replied that they are interest due from late payments of 2024 assessments and discrepancies due to misunderstandings about assessment increases from the past year.

**Committee Reports**

Architecture (Jeff Wright):

Report as previously submitted via email for member review. Committee needs another member. Paragraphs to be submitted to identify candidates and the board will vote on admission.

Documents Review (George Higgins):

George Higgins is not present to report.

Finance and Maintenance (George Higgins):

George Higgins is not present to report. Al Soulier mentioned that the new soccer goals have been placed and a new landscape provider has been hired. Dave Scanga asked about the status of the old landscape provider.

Community Activities (Tara Pressley):

No report due to no meeting. An email was sent to committee members about a potential agenda item for the retreat. Al Soulier asked about Tara Pressley becoming the chairperson of the committee.

Communications (Melissa Walter):

Melissa Walter noted that there is little to report. A meeting was held in December. An email has been sent to the other committee member about the website revisions and the committee will meet soon to review them, then send out the potential new website for the board to review prior to the next board meeting.

Nominations (Jeff Wright):

Jeff Wright reported that we will be advertising the vacant board seat, mailing out ballots, and counting votes, hopefully, by the February board meeting.

Next meeting will be February 6th at 7pm.

Dave Scanga motioned to adjourn the regular session. Bill Evans seconded. Motion passed. The regular session ended at 7:32pm.

**General Account of Executive Session**

Jeff Wright called the meeting to order at 7:33pm.

Al Soulier reports that there has been no change since the last meeting, no violations issued, the previously discussed parking violation will be assessed again and a letter will be sent saying that fines will be determined at the February board meeting if they do not comply. He also mentioned that the previous yard service was not paid for the last contracted month. There was no evidence of service.

Dave Scanga motioned to adjourn. Bill Evans seconded. Motion passed. The executive session adjourned at 7:37pm.