

February 6, 2025 CHPOA General Board Meeting Minutes - Meeting via Zoom

(recorded by Al Soulier)

Board members in attendance: Jeff Wright, Tara Pressley, Lane Webster, Dave Scanga, Bill Evans. (Erskine Alvis attempted to join the meeting but was unable to connect via Zoom.)

The meeting was called to order at 7:15PM.

Tara Pressley made a motion to approve the agenda, the motion was seconded by Lane Webster. The motion was approved.

Members Forum: No residents were in attendance.

Review and Approve Minutes: Tara Pressley made a motion to approve the January minutes, motion was seconded by Lane Webster. The Motion was approved.

New Business: Minutes taking duties were discussed by Jeff Wright but later was decided not necessary as Lane Webster graciously agreed to assume the responsibilities of Board Secretary for the current year. A motion was made by Bill Evans to elect Lane Webster to the Secretary position. The motion was seconded by Tara Pressley. By unanimous vote, the motion was carried.

Jeff Wright brought to the Board the need to appoint a Parliamentarian to keep order and proper flow to our meetings. Tara Pressley made a motion to appoint Bill Evans as Parliamentarian. The motion was seconded by Jeff Wright. The motion was approved.

Bill Evans requested a copy of the document that Jeff Wright created and proposed to the Board to help keep order and members' comments to a manageable time.

Property Manager Report: Al Soulier reminded the Board that the Property Manager report was sent out by email to the board and asked if there were any questions.

Al Soulier offered other information to the Board: Assessments are currently at 61% and coming in at a normal rate. He stated that 26% of the current payments have been received electronically with some concerns voiced by a resident about the cost of paying electronically. Al also stated that one of our CD's will mature in March and that the Finance committee will have to make a recommendation for that money moving forward.

#### Committee Reports:

Architecture Report: Jeff Wright stated that the report had been shared online with one correction that Carrie Mintz had not been contacted to date concerning the vacancy on the Architectural Committee. Jeff stated that he would Email Carrie this weekend.

Communications Committee: Melissa Walters (chair) is not present. There have been no meetings in January.

Al Soulier stated that the Directory revision is in the works.

Community Activities: Tara Pressley made inquiries and comments about signage concerning preprinted signs, costs, and where to acquire. Jeff suggested the use of QR codes on signage to help keep the membership informed about community activities and to help drive membership to the CHPOA website. Tara stated that Playdates and Basketball activities would resume in March as the weather allows. Tara stated that the Book Club is ongoing.

Documents Review: George Higgins (chair) is not present and there have been no meetings in January.

Al Soulier suggested that the Board vote on the revision of the Bylaws so we can get it to the membership for approval.

Finance and Maintenance: George Higgins (chair) is not present. The next meeting is February 17th at 7:00 via Zoom. Al Soulier and Bill Evans met with Jason Hawkins (new landscaper) to address known issues throughout the neighborhood. Al Soulier is to contact our sprinkler company to have the irrigation system back in operation in March.

Nominations: Jeff Wright oversaw the ballot count for our Special Election for new Board Member Erskine Alvis.

Next Meeting: March 6th at 7:00 via Zoom.

A motion to adjourn the regular session was made by Dave Scanga and seconded by Lane Webster. The meeting adjourned at 8:21PM.

Meeting minutes taken and submitted by Bill Evans.