

06/05/2025 CHPOA General Meeting Minutes – Meeting via Zoom (recorded by Al Soulier)

Board members in attendance: Bill Evans, Jeff Wright, Tara Pressley, Lane Webster, George Higgins, David Scanga, Erskine Alvis

Property manager present: Al Soulier

Board members absent: none

Residents in attendance: Jerry Saleck, Melissa Waters

The meeting was called to order at 7:03 PM

Jeff Wright shared the proposed agenda for the meeting and Bill Evans motioned to approve the agenda. Member Jeff Wright seconded. Motion approved.

Members' Forum

Jerry Saleck and Melissa Waters sent a letter to the board requesting a change to the bylaws wherein CHPOA members receive notification of changes in board policy as well as committee meeting minutes. Members wanted more input and transparency, but the board was concerned about potential delays to policy implementation.

Review/Approval of Minutes

The board decided to approve the May minutes via email.

Unfinished and New Business

No new or old business

Property Managers Report (Al Soulier)

As submitted. Jeff Wright requested clarification about a new development proposal near Cornwallis Hills. Al Soulier informed the board of a rezoning proposal near 224 Oakdale Dr from R1 to R10, which would change minimum lot sizes from 40,000 to 4,000 square feet. A resident had contacted Al Soulier about this with a concern that lower SES owners might not be able to afford to maintain their property and trees could be cut down. Erskine Alvis informed the board of a planned development near Twisted Ct., but there was limited information available.

Committee Reports

Architecture (Jeff Wright): The architecture committee approved a new AC unit on Patriot Place.

Documents Review (George Higgins): The board considers the bylaws questions from member forum with most members feeling the changes make little sense as CHPOA member engagement is usually minimal.

Finance and Maintenance (George Higgins): The committee proposed the below plan as quoted from their minutes:

Take \$50,000 of the reserve fund and invest in certificates of deposit [CD] using a laddering strategy. The strategy would be investing in 3, 6, 9 and 12 month CDs with the \$50,000 divided equally in each CD or \$12,500 in each CD time period. As each CD expires we would invest in a 12-month CD. Example - original 3-month CD expires we invest in 12-month CD then the original 6-month CD will expire in 3 months, the

original 9-month CD will expire in 6 months, and the original 12-month CD expires in 9 months. Rick recommended Edward Jones as they appear to have the highest interest rates. Currently, 5.3% for 3 & 6-month CDs, 5.25% for a 9-month CD, and 5.15% for a 12-month CD.

David Scanga moved to approve allocations and Jeff Wright seconded, with the board unanimously approving. Bill Evans reported on maintenance done with the battlefield fence waterproofing, and staining done for the signs in the park. Bill Evans believed there was still a need for trimming branches at the park and adding mulch to the play equipment. Al Soulier relayed that the landscaper reported adding 20 yards on May 21st. It is unclear if safety guidelines have been met, with Bill Evans believing more is required to achieve a minimum safe mulch depth. The entrance monument signs also need pressure washing. Al Soulier contacted Jason Hawkins about cleaning it, but has received no response yet. Al Soulier would like to find someone else who is more responsive or use neighborhood volunteers. David Scanga suggested using posse to resolve. Bill Evans mentioned his approval of Jason Hawkins's work. Al Soulier was in communication with Susie Zarar about her organizing residents to put flowers in at the park instead of CHPOA's landscaper doing the job. She was amenable to this suggestion, saying it could be done late September or October. Lane Webster asked about the park drainage issue.

Community Activities (George Higgins): George Higgins will now co-chair the committee with Tara Pressley. There is a youth event in the planning stage currently. The committee would like to implement a 'movies at the park' event. They have a long term plan to organize two events a year, with one in spring/summer for older children, and another in fall/winter for younger kids. The committee is also looking into partnering with CHAOS (Chapel Hill Astronomical Society). Al Soulier suggested that George Higgins not be responsible for so many committees (Explaining that he is carrying a heavy load and others have offered to step up. Still we are grateful to the work George is putting in). Tara Pressley reports that the potluck went well and 27 residents attended. A June event with sports of some kind is considered for Sunday 22nd with possible activities including kickball, croquet, badminton, and board games.

Communications (George Higgins): The committee is developing a newsletter and will reach out to Dave's media for estimates. George Higgins will now co-chair the committee with Erskine Alvin.

Nominations (Jeff Wright): The committee posted a summary about election for board or volunteering for committees.

Next meeting will be 07/10/2025 at 7:00 PM.

Jeff Wright motioned to adjourn the regular session, with Bill Evans seconding. The motion passed unanimously. The regular session adjourned at 8:43 PM.