

09/05/2025 CHPOA General Meeting Minutes – Meeting via Zoom (recorded by Al Soulier)

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

Property manager present: Al Soulier

Board members absent: Jeff Wright

Residents in attendance: none

The meeting was called to order at 7:06 PM

David Scanga shared the proposed agenda for the meeting and Bill Evans motioned to approve the agenda with David Scanga seconding. The board unanimously approved.

Bill Evans updated the board about community feedback about removing the entryway sign. One person requested the sign stay. David Scanga motioned for removal, Erskine Alvis seconded and the board unanimously approved.

There was an email about the playground condition from Eric [last name]. George Higgins planned to respond with details of the playground audit.

Review/Approval of Minutes

Unfinished and New Business

No new or old business

Property Managers Report (Al Soulier)

Al Soulier reported that residents didn't feel strongly about the sign. Bill Evans, George Higgins, and Al Soulier spoke to the town of Hillsborough about pond maintenance needs. Bill Evans reported that Terry Hackett and Heather Fisher recommended CHPOA to wait on the army corp of engineers assessment before doing anything.

Committee Reports

Architecture (Al Soulier): There was concern over AC applications retroactively being submitted for projects that have already been completed. This becomes an issue when the owner has already completed or is in the process of completing, work on their property that requires architectural approval. There was also a question about how to handle temporary storage pods. David Scanga reminded the board of the existing policy where they are allowed for 3 months, with one possible 15 day extension.

Documents Review (George Higgins): see report. Vote on returned check fee internal policy is needed. Erskine Alvis motioned to adopt the policy proposed by the documents review committee. Bill Evans seconded the motion with Tara Pressley voting no, and all other members voting yes.

Finance and Maintenance (Bill Evans): Maintenance report accepted as submitted. Bill Evans reminded the board of a scheduled September 9th attorney meeting to consult about lien questions. Al Soulier needed any questions submitted to him by the 8th for board members who had questions but could not attend. Al Soulier requested people let him know if they want to attend at least a few days in advance. The 2026 budget will be finalized in the September meeting and presented to the board in October. The finance committee planned to increase the dues cap 5% every year and will also increase dues 5% this year because the retention pond maintenance could potentially be a large expense. Reserve study [?]. The committee has created a mission statement, a climate controlled storage unit was found for \$80/month, and financial analysis considered for the park storage shed

Community Activities (Tara Pressley): The committee had a number of events planned, with a September 20th movie night (Jumanji), October 11th picnic with music and frozen custard, and October 25th trunk or treat co-organized with Beth Harrington

Communications (George Higgins): Jack Parker will text Melissa Walter about the status of the website project. The committee was in contact with Dave's Media about a mechanism for signing in. The website should eliminate the need for a list serve. The newsletter is another planned component for the committee.

Nominations (Al Soulier): See report. Bill, Dave, and Jeff have terms expiring at the end of this year. The second year of Tara's seat will need to be filled by appointment or election as she resigned effective the end of the year.

The next meeting will be 10/2/2025 at 7:00 PM.

Bill Evans motioned to adjourn the regular session, with Dave Scanga seconding. The motion passed unanimously. The regular session adjourned at 8:03 PM.