

## **CHPOA General Meeting Minutes – July 10, 2025**

Meeting via Zoom (recorded by Al Soulier)

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

*Property manager present:* Al Soulier

*Board members absent:* NA

*Residents in attendance:* NA

The meeting was called to order at 7:03 pm.

### **Residents Forum**

No residents in attendance.

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

Member Jeff Wright announced several agenda changes, including removing item 5G on fee collection procedures and moving meeting minutes to the first agenda item. Member Lane Webster agreed to make changes to the June meeting minutes and share them for an email vote. Member Erskine Alvis volunteered as temporary secretary and committed to completing the minutes within a week. The board discussed implementing a timer for presentations, which Al Soulier agreed to begin using.

### **Unfinished and New Business**

The board adopted a new consent agenda format for efficiency, allowing routine items to be voted on en bloc. They also approved including the Mutual Respect Agreement at the top of agendas and meeting announcements. The board reviewed a roadmap of future topics, including sign removal, mission statements, enforcement issues, digitization, and bylaws review.

The board discussed the front sign, deemed it obsolete and costly to maintain and voted to remove it. The board approved a motion for the Communications Committee to post a notice about its removal and decide the final message.

Committee mission statements were reviewed. Soulier presented a draft for the Architectural Control Committee. The board agreed that each committee will draft and finalize its own mission statement by September.

The board received a request for a Gaga ball pit. The board discussed the proposal with mixed opinions. The board did not make a final decision but agreed to gather more information about the activity's popularity before proceeding. The board agreed to have the applicant present their proposal to the Finance and Maintenance Committee in August.

Property Manager's Report:

See PM report.

**Committee Reports**

Architecture (Jeff Wright):

See report. AC finalized its mission statement and it will be added to the August consent agenda. We also shared our initial internal policy document with the documents review committee for review.

Community Activities (Tara Pressley):

See report. The book group has a fairly consistent group and is regularly meeting at the Weaver Street Market.

Communications (George Higgins):

The committee added two new members. They will be working on the website and on community engagement.

Documents Review (George Higgins):

Will meet July 15th to discuss high priority documents.

Finance and Maintenance (George Higgins and Bill Evans):

See Finance report. The committee will make plans to host a young resident's presentation on the Gaga ball court proposal.

Evans met with Jason Hawkins, the contracted landscaper. He will present a quote for pressure washing monument signs, trimming Hollies at entrance and cutting back overhanging tree limbs and monitoring the park for Armyworms. He will also raise mulch levels at the park on playground levels.

Nominations (Jeff Wright):

The committee will meet to review the election process and update the ballot. Wright noted that four board seats will be vacant in the fall, and Wright requested that current board members inform him of their intentions to run for re-election.

Evans motioned to adjourn. Scanga seconded. Motion passed. The regular session ended at 8:20 pm.

Executive Session Summary:

Soulier discussed the review of our drainage work by the Army Corp of Engineers. The association provided documentation on drainage work done by the neighborhood over the past several years to the ACOE. We have not gotten a response yet.

Soulier discussed the current standing of overdue hoa fees and reviewed the guidance given by our attorney. Notifications of a pending lien were sent following the attorney's advice.

Wright motioned to adjourn. Webster seconded. Motion passed. The executive session ended at 8:58 pm.