

Cornwallis Hills Property Owners Association Board of Directors Meeting

General Session - March 4, 2026 at 7:00 p.m. via Zoom

Attendance

- Board of Directors Present: Jeff Wright, Bill Evans, Erskine Elvis, George Higgins
- Board of Directors Absent: Catherine Perez, Lane Webster, Dave Scanga [arrived 7:15 p.m.]
- Quorum Status: Reached as 4 of the 7 Board of Directors are in attendance.
- Also Present: Al Soulier, CHPOA Property Manager.

Call to Order - Meeting called to order at 7:02 p.m.

Members Forum

- Discussion: No members were present to be heard.

Consent Agenda

- No items were present.

Unfinished Business

- Topic: Previous Board Meeting Minutes.
 - Discussion:
 - Approval of the November, December, and January general session minutes.
 - Approval of the January closed/executive session.
 - Status of the December and February closed/executive session meeting minutes and the February general session.
 - Decision:
 - Motions were made regarding the November, December and January general session minutes.
 - November - Mr. Alvis moved to approve the minutes. The motion was seconded and approved unanimously. Vote [5-0]. Two Directors not present.
 - December - Mr. Wright moved to approve the minutes. The motion was seconded and approved unanimously. Vote[5-0]. Two Directors not present.
 - January - Mr. Higgins moved to approve the minutes. The motion was seconded and approved unanimously. Vote [5-0]. Two Directors not present.
 - Motion was made regarding the January closed/executive session.
 - January - Mr. Wright moved to approve the minutes. The motion was seconded and approved unanimously. Vote [5-0]. Two Directors not present.

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- The appropriate Board members will be contacted to complete the missing December and January closed/executive sessions minutes and the February general session minutes.

New Business

- Topic: Mr. Alvis' Resignation.
 - Discussion: Mr. Alvis informed the Board he is resigning effective March 31, 2026.
 - Decision: The Board accepted his resignation notice.
- Topic: New Website Design - Password protection for members-only section.
 - Discussion: Password protection for members-only section was previously discussed.
 - Decision: Present new website features to the Board when completed.
- Topic: Committee Mission Statements
 - Discussion: Review and approval of the mission statements for all of the committees.
 - Decision:
 - Motion made by Mr. Alvis to approve all of the mission statements. The motion was seconded and approved unanimously. Vote [5-0].
- Topic: Budget Overage Allotment Designations and Internal Management Policy
 - Discussion: The overages for 2023 and 2025 were shared along with formalization [Budget Overage Management Policy] of the ongoing strategy of holding any overages in reserve until the year. At that time, The Finance Committee will recommend allocations to the Board.
 - Decision: Motion was made by Mr. Higgins to approve the Budget Overage Management Policy. The motion was seconded and approved unanimously. Vote [5-0].

Property Manager & Committee Reports - Available upon request from the Property Manager.

Adjournment - A motion was made by Mr. Wright to adjourn the meeting at 7:48 p.m. The motion was seconded and approved unanimously. Vote [5-0]. The next meeting will be held on April 2, 2026 at 7:00 p.m. via Zoom.

David Scanga, President Date

Lane Webster, Secretary Date