

AGENDA

Cornwallis Hills Property Owners Association Board of Directors Meeting

Date: October 1, 2026

Time: 7:00 pm

Location: Zoom meeting

Mutual Respect Agreement: The Cornwallis Hills Property Owners Association Board of Directors pledges to conduct itself in a respectful, courteous manner among the Board Members, as well as toward all CHPOA members, residents, and guests. The Board also asks those in attendance to pledge the same. If at any time during the meeting, a participant does not conduct him or herself in such a manner, the President and/or Sergeant-at-Arms will restore order.

- 1. Call to order**
- 2. Members forum:** No visitor on list as of Monday.
- 3. Agenda approval**
- 4. Consent agenda**
 - Community Activities Committee report
- 5. Old Business**
 - A. Progress on seeking new legal counsel. (George)
 - B. Incentives for registering on the private section of the website. (George or Catherine)
 - C. Revisit neighborhood watch program. (Jeff)
 - D. September minutes approval? Note in October minutes that the general session minutes for June, July and August were approved by email vote. Closed session minutes were not shared or voted on yet for these months. (Catherine)
 - E. Insurance company recommendations (May act on this in the finance committee, vote now?) - (George)
 - F. Finance items up for vote:
 - I. Raise dues to \$308.00
 - II. Address and allocate prior years overages \$6056.92 (2023 and 2025 combined).
 - III. Al Soulier's contract
 - IV. Erie insurance quote
 - V. Vote to Raise dues collection ceiling.
- 6. New business**
 - A. Website updates (George)
 - B. Budget (George and Al)

- C. Old, lingering fence issues (Jeff)
- D. Fees for document requests from property owners. (Al and Dave)
- E. Picnic Status! Compost people coming and other details (Dave)
- F. Login for the private section of the website. May talk about it in committee reports. (George)

7 Reports

- A. Property Manager - Al Soulier
- B. Communications – George Higgins
- C. Documents Review - George Higgins
- D. Finance – George Higgins
- E. Architectural - Jeff Wright
- F. Nominations - Jeff Wright

- 6. Next meeting decide on date**
- 7. Regular session adjournment**
- 8. Closed session**
 - A. Call to order
 - B. Discussion items
 - C. Adjourn