

**CCHA ELECTION Board of Directors ZOOM Meeting MINUTES for February 2, 2021 at 7:00 p.m.
ZOOM ID: 776 9826 6892 Meeting Password: kP2mz0 Draft.**

Board of Directors:

President	Jay Patel
Treasurer	Troy Yocum
Secretary	Shirley Brown
Director	Brandy Hunter
Quorum:	Yes

Absent: Vice President

Brian Smith

Community Assoc. Manager:
Homeowner:

Lea Minalga
Jacquie Spenader

Call to Order: Meeting brought to order by President Patel at **7:00 p.m.**

Jay Patel President's Report & Updates

The Agenda was amended with Item B. moved to Brandy Hunter Report and Item 5 of Brandy Hunter Report to Strike. Agenda and November 3, 2020 BOD Meeting Minutes read and **Approved**.

- A. President Patel introduced the two candidates running again for the Board. Shirley Brown and Troy Yocum spoke a few minutes. Ballots counted by Jacquie Spenader, Brandy Hunter, and Lea Minalga.
- B. *Moved to Brandy Hunter Report.*
- C. Fifth Amendment pertaining to Leasing Restriction was approved to go forth with the plan of getting signatures by 75% of members (170) to pass and amend the Declaration. **Owner Occupied** will be the requirement. Fifth Amendment, Letter and Voting Form to be passed out to all owners/members for their vote. A Homeowners' Forum for questions can be arranged if requested. – **Approved**.
- D. No Skateboarding Signs – For years there have been No Skateboarding Signs on just some courts but not all. Consistency is important, and nor was skateboarding causing any damage or issues. Jay Patel made a motion to remove the signs, Shirley Brown seconded the motion. – **Approved**.
- E. Swings: Swings hanging on trees in front and back yards will still be allowed this year due to pandemic as was granted last year (2020) so kids could have a place to play. – **Approved**.
- F. Vegetable Gardens planted in front beds. Board stated that residents may plant vegetables in back or side beds but **NO Vegetable gardens in front yard beds.** – **Approved**.
- G. Christmas and Holiday Signs were to be taken down by January 31st per our Rules and Regulations. Due to weather conditions, we will extend the grace period to remove lightening until February 15, 2021 otherwise a fine of \$130.00 will be given. – **Approved**.
- H. Emergency Information Form: Mandatory form for all residents to fill out that will include all people living in unit, renters, or owners (or both), vehicle information including license number and model of car, and all pets. Fine of \$130.00 if not filled out and returned to the office by 30 days after the Form is issued. – **Passed**.
- I. **Spring Grounds Site Visits** by Board will be done on **Sunday, April 18, 2021**. Tidy area.
- K. Work-Order requests, concerns and correspondence should be emailed to cchal490@sbcglobal.net. We then have all issues in writing to direct and defer to the appropriate party. Always include name, phone number and address. Drop off Assessments in Mailbox for safety instead of bringing into the office.

Troy Yocum

Financial Report:

Balance Sheet & Profit & Loss Report – 12/31/2020

- ❖ Checking Account – **\$93,003.32**
- ❖ Reserves – **\$114,700.68** & Receivable Report

Brian Smith

Grounds Manager Report read by President Patel.

- ❖ TSI may have to relocate snow elsewhere if we get more before the big piles have a chance to melt. This is an added expense. Discussion on moving snow to pool open expanse of area.
- ❖ Cars need to move during a snow event to help plows clear stalls.
- ❖ Ice Melt is up at the Clubhouse for people to help themselves. It is by the front Red Door, bring your own container. Please do not dump Ice Melt indiscriminately as it does harm the concrete and the landscaping.
- ❖ The Association is happy to hand deliver Ice Melt to those who cannot get up to the clubhouse to get their own.
- ❖ Mulch pricing was too high to fit into our 2021 Budget this year without raising assessments more, so the Board voted against it. Homeowners are welcome to put it down themselves. Black and Dark Brown are the color choices.
- ❖ Trees: We did a lot of tree work including removal, pruning, and planting trees last season so should be good in this area. We will honor the 50/50 Program if homeowners do want to split the cost for a new tree with the Association. Tree species and location must be approved by the Board.

Brandy Hunter

Clubhouse/Pool/Asphalt/Concrete Report

B. Covid-19 Update: Clubhouse reopening for rental after being under lock down for parties for almost one year. Board discussed opening Clubhouse back-up but in compliance with State guidelines, which currently are 50 people. Clubhouse to open effective immediately. – **Approved.**

1. Working on a 1- or 2-year contract with Rose Paving to sealcoat 4 courts this year and 4 next year. In negotiation. Vote in the May Meeting.
2. Concrete walk through will take place with West Suburban as soon as March. A list has been compiled of residents who wish to have their stoops replaced. They will be evaluated then. Stoops are replaced on a structural need basis and you will be informed if your stoop needs to be redone. If you are interested in having a patio priced for replacement by the homeowner, please notify Lea via email at ccha1490@sbcglobal.net
4. Pool Contract, 3 yr. with Clearwater Pools. 2021-\$30,000 2022-\$32000 2023-\$33500 Increase is due to bringing pool attendants/lifeguards up to minimum wage. Mrs. Hunter motioned to sign a 3-Year Contract with Clearwater Pool and motion was seconded by Troy Yocum. – **Approved.**
5. Strike.

Shirley Brown

Roofs/Siding/Gutters/Railings/Garages Report

- ❖ 4 Buildings (18 Units) will be getting Roof, Siding and Gutter replacements. First job will be on Alexandria. \$12,000.00 average cost for each unit on average currently. Material prices may jump higher.
- ❖ We highly recommend before or at the time of these major Roof/Siding projects that owners consider new windows, sliding doors, skylights, insulation, and deck repairs to be done (if necessary). Your home is an investment, and these expenditures will only enhance your property as we do our part to upgrade as well.
- ❖ Shutters: All 2020 Siding job shutters were hung on fronts and sides. Do we continue hanging shutters in the backs of the units or discontinue that practice? Shutters put holes in the new siding, attract wasp nests, are expensive in cost and labor, no other Associations including new ones put up shutters on backs (money). Pros for Shutters on Backs: The look, the fact we have always done it that way, some have shutters, some do not, etc. - **Tabled** for further input from owners and research.
- ❖ Front door painting and matching shutters of newly siding buildings will be done come spring/summer/fall.

Announce Election Results. Homeowner Jacquie Spenader announced the Election Results – 39 Ballots submitted. **Shirley Brown – 38 votes, Troy Yocum – 39 votes.**

Adjourn Meeting: 8:30 p.m.

Next CCHA Board Election Meeting: May 4, 2021 at 7:00 PM at the Clubhouse

Submitted by Shirley Brown, Secretary.