

Chesapeake Commons Homeowners Association

Board of Directors Meeting Minutes

Election Tuesday, February 4, 2014 @ 7:00 PM

I. Call To Order

The meeting was called to order at 7:00 PM by President Sheila Nienhouse.

Those present were:

Ms. Sheila Nienhouse	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Shirley Brown	Secretary
Mr. Jay Patel	Member
Gary Bryan	G & B Lawn Care
Lea Minalga	Community Assoc. Manager
Residents	10

II. President's Report

- a) President Nienhouse called the meeting to order at 7PM, Minutes from the 11/5/13 Meeting and the Agenda for 2/4/14 were approved.
- b) President Nienhouse proceeded to introduce each candidate running for (3) three open board positions and allowed 2 minutes for each to speak.
 1. *Barbara Lange*
 2. *Victoria Serrato*
 3. *Cynthia Wade*
 4. *Jay Patel*
 5. *Brian Smith*
 6. *Sheila Nienhouse*
- c) Ballots were distributed and President Nienhouse excused Troy Yocum, Lea Minalga and homeowner Ann Weis to go into the closed office and count proxies and ballots.

III. Financial Report

- a) Checking Account - \$46,629.40.
- b) Reserves - \$238,881.19.
- c) P&L and Balance Sheets were provided.

IV. Concrete/Railings/Asphalt

- a) Vice President Smith reported that a 5 Year Project is underway for asphaltting all courts with (2) two being done (Arlington and Washington). The goal is to do (2) two or (3) three courts per year until all are completed.
- b) V. P. Smith states the driveways in most disrepair will be the first to be done this coming spring/summer.
- c) A number of courts will be striped and repainted this year as well.
- d) After the winter melt the sidewalks will be assessed to see damage done to concrete.

V. Clubhouse/Pool

- a) Jay Patel has created a questionnaire to be distributed to residents concerning the Pool. This survey's goal is to get overall view of what homeowners want regarding pool being managed by an outside pool management company or by CCHA themselves. Several bids are being considered currently.
- b) Board will take into account the questionnaire results and vote on pool contract for the 2014 Pool Season. Factors taken into account will be budget, lifeguards, ins. liability and treatment of water.

VI. Snow Removal

- a) Secretary Shirley Brown states that a new snow blower was purchased.
- b) Ms. Brown complimented G & B Lawn Care (Gary Bryan) for doing a good job of snow removal.
- c) Gary Bryan discussed why Chesapeake is being "plowed".

VII. Resident Comments

- a) Resident suggested that each year there would be a Candidates Meeting prior to Election night and that the Association sponsor it.
- b) Resident stated cars taking up spots and hurting snow plowing efforts by not moving them.
- c) Resident felt CCHA needed more electronic contacts to help communication flow
 - 1.) Email
 - 2.) Twitter
 - 3.) Website

VIII. Election Results

- a) Jay Patel – 109 87 (if counting last date as the eligible one and not first date for proxies)
- b) Brian Smith – 108 86
- c) Sheila Nienhouse – 102 80
- d) Cynthia Wade – 46 68

- e) Barbara Lange – 45 67
- f) Victoria Serrato – 43 65
- g) Winners for the (3) positions to the CCHA Board of Directors are Sheila Nienhouse, Brian Smith and Jay Patel. The results would be the same counting proxies either as first date signed or last date.
- h) Board members are remaining in their current positions on the Board.

Adjournment - Meeting adjourned at 8:55pm

**Next CCHA Board Meeting
Tuesday, May 6, 2014 @ 7pm**

Respectfully Submitted by: Lea Minalga