**Chips Crossing Homeowners’ Association**

**Board of Directors Meeting Minutes**

6:30 P.M., Thursday, September 19, 2024

**Board Members Present Non-Board Members Present**

Janet Penn (Vice-President) Donna Lephew

Betty Haas-West (Secretary) Roger & Donna Bellefeuille

Caroline Jones (Treasurer) Pat Brenner

Sue Arwood Carol Harris

Matt Ehler Carol Jones

Lisa Phillips Doris Stokey

Carissa Wagers Don Chandler

Patty Schad

Susan Ehler

**Board Members Absent:**

James Gronewald

Joy Fender

**Call to Order**

Certification of quorum and meeting called to order by CCHOA Vice-President Janet Penn at 6:32 PM.

**Homeowner Questions/Comments:**

A homeowner asked if any roofing was done during the summer. Janet advised that we are waiting to get information about the cost of the drainage repair on Norway.

Another question asked about the part of the road that is sinking at the corner of Norway. Each time we ask WKUD about when they are going to fix the problem, they tell us it is on their list and they will eventually take care of the issue.

Susan asked about the dues increase. We explained that we are allowed to increase dues by the CPI amount each year. We did not increase by the CPI in 2023, as agreed when we had the dues increase in October of 2023. As has been done in the past, the CPI amounts for both 2023 and 2024 were added together thought the dues increase in October of 2023 meant that the CPI for 2023 would never be considered as a part of a dues increase. A motion was made by Matt Ehler and seconded by Carissa Wagers that we rescind the part of the dues increase for January of 2025 that was based on the 2023 CPI. After discussion, the vote was taken and all board members in attendance voted yes. Motion carried and approved. We will put a notice in the October newsletter and send out a notice by mail in November that the dues increase in January of 2025 will be based only on the 2024 Core CPI of 3.2% which is $5.28. In order to keep the accounting simplified, the dues increase beginning January 1st of 2025 will be $5.00 for a total dues of $170.00. The board reserves the right to add the additional .28 of the 2024 CPI to the amount of the CPI in 2025 when determining the dues increase for 2026.

**Financial Report**

Financial report for August 2024 was discussed.

Motion made by Janet Penn and seconded by Matt Ehler to approve the financial report for August 2024. Motion carried and approved.

**COMMITTEE REPORTS:**

**Maintenance & Repairs** – Janet Penn

M & R requests are completed.

**Architecture** –James Gronewald

The homeowners of 8637 Denmark submitted a request to replace their backyard fence with a new one that will look just like the current fence. Motion by Janet Penn and seconded by Caroline Jones to approve the request. Motion carried and approved.

**Website** – Betty Haas-West

No report

**Long Range Planning** – James Gronewald

No report

**Grounds** – Matt Ehler

Our mowers are doing a good job. They have cut the weeds around the telephone poles. Mulch has not been placed around the street sign posts and we agreed they are ok as is.

**Nomination Committee** – Joy Fender

No report

**Pool** – Carissa Wagers

The pool is officially closed and the chairs and umbrellas have been put in storage. The pool maintenance crew has covered the pool. Josh Hartert updated the wiring in the pool house for the community and all of us are very grateful for his work. Premier pools will install the new salt cell and change the pool back to salt water before the pool opens next May. Carissa talked with them and they will honor the quote of $1615 when they do the work next year.

**Budget** – Janet Penn

No report

**BUSINESS TRANSACTED BY EMAIL:**

August 17, 2024: Motion made by Betty Haas-West and seconded by James Gronewald to approve the minutes of the August 15, 2024 CCHOA Board Meeting. Seven board members voted yes by email. Motion carried and approved.

August 27, 2024: Motion made by Caroline Jones and seconded by Carissa Wagers to approve the quote from Premier Pools of $1615 to change the pool from chlorine to salt. Eight board members voted yes by email. Motion carried and approved.

August 31, 2024: Motion made by Carissa Wagers and seconded by Lisa Philips to approve the quote from Premier Pools of $400 to close the pool on September 9, 2024. Eight board members voted yes by email. Motion carried and approved.

**OLD BUSINESS:**

Storm Drain – Norway St.

Sawing Logs Excavation will be out next week to clean out the drain on Norway that empties by the pool. We are still waiting for them to find a geo engineer to advise us on the drainage issues behind the units on Norway.

**NEW BUSINESS:**

We have a dead tree (5 trees growing out of one stump) behind the mail house. Dan Mayhle has given us a bid not to exceed $2500 to remove the tree and to trim the tree between the units at 8602 and 8604 Norway that is on the roof of 8604 and the fence of 8602. Motion by Janet Penn and second by Betty Haas-West to accept the bid. Motion carried and approved.

**NEXT MEETING:** Thursday, October 17, 2024 6:30 p.m. at the pool parking lot. In case of rain, the meeting will be held at 8453 Norway.

**Adjournment:**   Meeting adjourned at 7:23 p.m.

Minutes respectfully submitted by Betty Haas-West