

Chips Crossing Homeowners' Association
Board of Directors Meeting Minutes

6:30 P.M., Thursday, Jan. 16, 2020
8649 Denmark Street

Board Members Present

Non-Board Members Present

James Gronewald (President)

Janet Penn (Vice President)

Betty Haas-West (Secretary)

Caroline Jones (Treasurer)

Cheri Coldwate

Jim Courtney

Karen Francis

Lisa Phillips

Board Members Absent:

Gerry Fishbeck

Call to Order

Certification of quorum and meeting called to order by CCHOA president James Gronewald at 6:30 PM.

Approval of Board meeting minutes:

Motion made by Jim Courtney, seconded by Karen Francis to approve the meeting minutes of Nov. 21, 2019. Motion carried and approved.

Treasurer's Report – Caroline Jones

Financial reports for November and December 2019 were distributed and discussed.

Motion made by Janet Penn, seconded by James Gronewald to approve the financial reports for November and December 2019. Motion carried and approved.

COMMITTEE REPORTS:

Maintenance & Repairs –James Gronewald

11/28/2019	8606 Denmark	Porch steps
12/19/2019	8510 Islandic	Storage room door, furnace flue flushing, moisture intrusion into
1/7/2019	8451 Norway	Paint front porch and front door
1/7/2019	8505 Islandic	Paint front porch and front door

The Board had a discussion about the increasing number of requests and increasing costs of M & R repairs. We would like to determine what falls under negligence and address that with homeowners.

James has spoken with John about scheduling a few days a month for proactive maintenance checks (exterior walks around the community). We will push the Chips Chatter newsletter back so that James can draft a page to address our rising M&R costs, our recent M&R trends, and the fact that an alarming number of requests are coming in only after catastrophic damage has occurred or just prior to a sale. We will also send out a letter to all homeowners and renters once we have determined what falls under the category of negligence. We also want to encourage homeowners to reach out to us to check their doors **before** rot failure has happened. The cost to address these issues early is significantly lower than if we wait until the damage has set in.

John has walked around to look for possible siding issues. He has found 9 units on Norway and Islandic that need to be addressed. James will dispatch John to fix those in need of repair.

James spoke with Jay. Jay will be delivering about a box and a half of our siding which has been stored at his storage unit (about 40 pieces) in the next couple days. He will also be sending us his final invoice from Spring of 2019.

Architecture – James Gronewald

No new requests from homeowners.

Website – James Gronewald

The Board is going to do review of website documents. Board members will split up the documents and then report any comments/concerns to James. A motion to remove ANY financial information from existing docs, including pricing/quotes was made by James Gronewald and seconded Lisa Phillips. Motion carried and approved.

Grounds – Cheri Coldwater

Everything is going well. Leaves have been picked up. We need a tree removed that is on the cul-de-sac end of Denmark. James will make sure that the tree is on common ground property and if so, we will contact Dan about removing the tree.

We received 3 bids for mowing and grounds. A motion was made to accept the bid from Dan Mayhle by Cheri Coldwater and seconded by Lisa Phillips. Motion carried and approved.

Welcome – Janet Penn

No report.

Nomination Committee – Gerry Fishbeck

No report.

Pool – Lisa Phillips

An invoice for August was overlooked and has been paid.

NEW BUSINESS:**Speed Bumps**

We can get materials for four 3" tall speed bumps with black and yellow stripes for roughly to \$3000. This would cover our most troublesome spots. A motion was made by Betty Haas-West and seconded by Karen Phillips to purchase the materials for four speed bumps at cost of approximately \$3000 to come out of our money market fund. Motion carried and approved.

Mailhouse Lighting

James got two solar powered lights for use at the mailhouse for the board to see. After review, the board decided to go with the 1000 lumen light for both inside and outside. It has better flexibility on the unit itself for light placement options as well and it has more effective coverage for the square feet we are trying to illuminate. A motion was made to purchase two 1000 lumen lights at a cost of \$84 each by Caroline Jones and seconded by Lisa Phillips. Motion carried and approved.

Lien Procedures

A motion to add both the recording fee and the lien payoff fee for release of a lien to the total cost of the lien was made by James Gronewald and seconded by Caroline Jones. Motion carried and approved.

BUSINESS TRANSACTED BY EMAIL:

On December 12, 2019 a motion was made by James Gronewald to release the lien that was placed on 8510 Islandic St. since all past due homeowner dues have been paid. The motion was seconded by Betty Haas-West. Seven board members voted yes by email. The motion carried and was approved.

HOMEOWNER QUESTIONS:

Next meeting: Thursday, 6:30 p.m., February 20, 2020 at 8676 Denmark St.

Adjournment: Meeting adjourned at 8:13 p.m.

Minutes respectfully submitted by Betty Haas-West