

CHA MINUTES OF BOARD MEETING
AUGUST 14, 2017

PRESENT: Amy Duck, Greg Guilford, Brian Schmidt, Shawn Wilke, LeAnn Swanson

EXCUSED ABSENCE: Jeremy Rydberg

RESIDENT: Ron Bekebrede

Meeting called to order at 7:14 PM.

OPEN FORUM:

1. Ron reminded the Board that Biggins Stables was due an ad in the Copperfield newsletter to run for 3 months in exchange for providing horses for the Fourth of July. The ad was omitted from the August issue, but will appear in the September – November issues.
2. The recent death of resident Pat Gay was noted.
3. The next step in the clubhouse renovation project is the signing of a legal document to authorize the start of the architectural work, which should be signed this week after review by the neighborhood attorney. The contractor feels confident about being able to complete the project within the approved budget.

OLD BUSINESS:

1. July minutes were reviewed. Brian made a motion to accept the minutes and Greg seconded the motion. The minutes were approved.

ACTIVITIES:

1. Chili Cook Off is planned for Saturday, Oct 28. Danielle & Leah are organizing.
2. A repeat of the Fiesta Time Family Night is a possibility.
3. The August 12 Late Night Swim was not well attended, but was a good time for those attending.

POOL:

1. Brian reported that the gate guard will no longer be available this season. He feels improvements were made this year in keeping unauthorized guests from entering/using the pool.
2. The order for the filter covers was delayed and it may be Labor Day before they are received. The final cost will be less than \$80 each.
3. The lifeguards did an okay job this year, although instances of cell phone use were observed and reported. A good job was done keeping the bathrooms cleaned. Brian encouraged other Board members to remind the lifeguards of expectations when they see mistakes.
4. Two additional Late Night Swims are scheduled for August 26 & September 3.
5. The pool will close following Labor Day weekend.

MAINTENANCE:

1. A complaint about the condition of the tennis courts was received. Jeremy plans to get new quotes on re-surfacing. New striping may include a court for pickleball.
2. Residents have expressed appreciation of the repairs to the entrance lights.

FINANCE:

1. The July P&L was reviewed. There is ~\$12K in unbudgeted income and under-budget spending in some areas, both having a positive effect on the P&L. A motion was made by Brian to approve the financial statements, seconded by Amy; the financial statements were approved.
2. Greg gave an update on the status of past due receivables and is working with Thurman on what future steps will be taken to enforce collection, including: the mailing of statements, making follow up phone calls, the filing of liens, and possible foreclosure.
3. Greg will contact the bank to determine what information is required to begin the process of obtaining financing for the Clubhouse renovation project.

CIVIC ACTION:

1. One violation letter was sent since the last Board meeting: Hanson/Work, 301 S. Beckley Station Road – animal violation; no future complaints have been received; follow up with neighbors is needed to confirm it has been corrected.
2. A violation letter will be issued to the Bodnars at 612 Wickfield Drive about the condition of their front yard.
3. A reminder to residents to keep their dogs contained in the yard or on leashes will be placed in the September newsletter.
4. A complaint about a loud, disruptive neighbor will be acted upon once the address has been confirmed.
5. The Board's use of Nextdoor.com as a method of communication was discussed and it was agreed that it is not a problem as currently used.
6. An architectural change request for a fence submitted by Nathan Claypool, 14106 Marley Place, was approved earlier in the month via email; Shawn will notify the Claypools.
7. The meeting with Centre College Professor Weston will be after the September Board meeting.

NEW BUSINESS:

1. Upcoming Board elections - there are 3 positions open for election in October: Shawn, Brian and Amy's terms are ending. A notice appeared in the July and August newsletters and applications must be submitted by midnight, August 15. The candidates' submitted information will appear in the September newsletter for residents to review before voting.

Meeting adjourned at 8:10 PM.

The next meeting will be held on Monday, September 11 at 7:00 PM in the Clubhouse.

Respectfully submitted by: LeAnn Swanson