

Q2 CHCA Quarterly Board Meeting
June 6, 2024

- Quarter 1 meeting minutes were approved.
- Treasury Report: There are currently \$1761 in unpaid dues and late fees for 5 people. The checking account has \$26843.35 and there is expected to be a surplus of \$1355 at the end of the year. There were some changes to the budget and they are reflected in the budget handout provided at the meeting.
- Proposed Projects:
Paved Parking Lot at Pool and Pool Shower - Both projects require permits. If someone is willing to help with permitting and finding contractor bids, please email the HOA. In regards to the shower, there needs to be more design on the shower because it needs somewhere to drain. This will require a permit from the county and the HOA will be liable if it does not work correctly and has drainage issues. The paved parking lot will cost approximately \$20,000. It will not take much to complete and could be done with hot asphalt. One of the residents said that she had already provided designs and bids to Ross.
- Audit: The HOA has one audit per year. We need 3 people to help with the audit. Right now, we have one person that has volunteered and need two more. Typically, Ross has them come over one evening to look at the books. Accounting experience is not required.
- Restrictions Update: There are no updates at this time. Lauren is working with an attorney on the updates. Attorney said that deadlines don't necessarily apply and we are able to work around it. When the paperwork is ready, we will need 75% of the 192 properties to approve the changes and it will require a notary for each signature. The process will take a long time and we will need volunteers to go door-to-door with a notary to get this completed.
- Dead Violations: There are lots of concerns about the aesthetics of people's yards (campers parked in front, mowing, etc). We could add restrictions regarding things like yard art, but that would have to be very specific or it would be unenforceable. For example, we could add a restriction specifying that a resident couldn't have more than 5 potted plants or 10 yard decorations.

In regards to the current restrictions, there are two different sections within the subdivision and each section has different rules. Most differences are with lot lines and setbacks. The current restrictions are posted on the website.

It is difficult to enforce some rules. If some of the concerns pose a safety concern, that can be reported to the county.

If you have a healthy tree, you need permission from the HOA to cut it down. HOA will send periodic reminders. You can cut down dead/diseased trees without permission. Trees that have fallen on power lines have to be taken down by Bluebonnet.

- Potholes: There are potholes on the roads. Lauren is meeting with David Glass about the speed bumps. She will also ask him about filling in the potholes. The current speed bumps are considered illegal and will need to be removed/replaced.
- ACC Committee Update: Approval for architectural improvements has to go to the ACC committee. There is more information on the paperwork and how to submit the request on the website. Once the paperwork is submitted, the committee has 30 days to approve it. There are setbacks on lots, please make sure the improvements are within the appropriate boundaries. Also, you need to apply for a permit from the county before constructing anything that affects draining and any changes to septic systems. Devin Brock said to send in projects for approval and please check with the county to see if you need permits.
- Dues: Devin Brock said he was concerned that late fees are applied when there is no way for a resident to verify that the payment has been received. He asked if there was a way to set up an online payment system. Lauren suggested that people set up the bill pay through their online banking account.
- Pool: The pool is open.
 - The area around the pool was hit hard by the storm. A lot of people came to clean up the area and the help was appreciated. There are several brush piles that need to be burned and it is probably best to wait till fall.
 - The pool deck is dirty. Ross talked to the people that installed the pool deck. There is a 7-year warranty on the work and if we power wash it ourselves, it could void the warranty. The company needs to reseal the deck and they can power wash it at that time. It would be best to wait till then.
 - There is an issue with mowing around the lilies at the pool. Francine asked if we could put pavers around the area where there are lilies. Laurent said to put together a proposal and submit it.
 - Pool keys are supposed to be passed to new owners. If you need pool keys, please contact Ross. It is \$10 for a pool key.
- Mowing: Sal is not longer mowing the common areas. The HOA has hired a resident (Sterlin) and he is doing a great job. Please reach out if you have any questions or concerns.
- Meeting reminders: Meeting dates and locations are published on the HOA website. The board also sent out reminders for this meeting a week ahead of time and on the day

of the meeting. Lauren's husband also put out signs the day of the meeting. All meetings are the first Thursday of every quarter at the same time and location (Elgin Church of Christ at 6:30 pm) except for the November 7th meeting which will be at Meyers starting at 6 pm. At the November Meeting, the HOA will pay for the meals of 2 family members and we need residents to RSVP so we know how much food to order.

- Dog Park - Jeff Asmussen is working on two different locations for the proposed dog park. Francine and Bonnie volunteered to help. If the cost of any improvement/addition is greater than \$1500, the subdivision has to vote on it. If the cost is below \$1500 the board can vote on the expenditure.
- Pond: We need to replace a bench and post around the bridge. There are also 9 trees that need to be removed because they died during the drought. There was also a discussion regarding the little dam around the pond.
- Community Activities: There are currently no updates on community activities. We need volunteers to help plan and run the activities. If you want a dumpster day, we need volunteers. If you are doing a garage sale, please notify Lauren and she can send out an email and recommend to the community that others do their garage sales on the same day (community garage sale).
- Mailing List: Lauren is working on adding new members to the email distribution list.