



Q3 CHCA Quarterly Board Meeting September 5, 2024

AGENDA

- **Call meeting to order- 6.39pm**
- **Board approval for meeting minutes**
 - 2023 Q2, Q3 - transcription done - need to send for board approval
 - 2024 Q2 - **approved**
- **Treasurer/Financial Report** - Ross Fisher
 - 3 volunteers for the audit have been identified
 - Status of delinquent accounts
 - *Balance \$17,275*
 - *CD Balance - don't add interest until end of term - last update May 20*
 - *2 people haven't paid dues -*
 - *Joe McLendon - did bring a check 9/5 for Ross - late fees frozen until April, but if not paid, they'll start again*
 - *Omar - hasn't paid dues - Ross will send a letter this month*
 - *Audit – no deadline - Ross will get with auditors and find a date*
- **ACC Update** - Devin
 - Paved parking at pool - Linda sent proposal
 - Still needs review

*When you send a proposal in, we need someone to manage the project
Homeowners can't just send a proposal in and expect the board to do it
This budget item was proposed and voted on Q4 2023*

- **Ombudsman report** - Mark Stewart

People doing things they're not supposed to do, will get names from Ross and send letters out.

Lynch – moved stuff to the side of the house after Mark sent him a letter. Still visible from the street, but we only said to move them from the front of the house

- **Pool/Park** - Currently still open
 - Closing Date?

*Usually close at the end of Sept. we'll keep an eye out on temperature toward the end of the month and make a decision/announce it.
Francine has priced out pavers and has a proposal to submit.*

- **Pond Park Report** - Mickey Nance
 - Need help with lily pads?

Got some traction on catching up. Rebuilt, painted several new benches. Power washed and cleared up gazebo. Also repainted bridge because of fish guts.



Q3 CHCA Quarterly Board Meeting September 5, 2024

Stuff floating on the top is dead grass. Suggest maybe getting carp and they will eat it. Can probably buy 2. Need to get a permit and they'll tell us how many we can buy.

We also have lilies popping up. Herbicide was ordered and arrived but it's not too late to put it in, so we'll have to wait until spring.

We do have an issue with the aerator so Mickey will call Steve to help out with this.

Culled all dead trees except new ones, but they'll make a plan for these.

Red truck likes to hang out but doesn't really do anything - plays music but was compliant about turning it down when asked.

We can kayak in the pond.

New ducks are great. We have 7 now - Muskogee ducks and they can fly.

- **Community Activities** - Lauren

- Dumpster Day: We have 1, possibly 3 volunteers for this.
- Community Garage Sale: Possibly Nov 9
 - Suggest to combine with Dumpster Day
Mickey suggests doing them separate weekends but one after the other
- Christmas?
 - Via Steven Cutbirth, Claudia & John Smith asking for dates so they can reserve Santa
Bonnie suggests her husband instead
 - Who can volunteer to coordinate?

Francine is coordinating again

Possible potluck picnic in the fall

Maybe a costume contest

Asking again for volunteers

- **Welcome Wagon/New Residents** - Linda

Linda not in attendance, but Lauren hasn't received anything. There are some people people who have moved in on Tanglewood - Rocio Velazquez - Ross will send Lauren information along with 2 other changes.

- **Other:**

- Stolen Signs
 - On the pond side of Cedar Hills Dr. - from a neighbor "As I walked closer I saw an older female pull one of the signs up. I asked what she was doing but she quickly took the sign and got back into the passenger side of the vehicle." I got the partial LP and make/model of the vehicle. I plan to inform the owner if they are home but wanted to make you aware
 - Car: White Lexus Partial LP# SLH



Q3 CHCA Quarterly Board Meeting

September 5, 2024

- Pool Plants and Rules

- Oleander - suggested removal
- Pool - cigarette butts in the plants

Are there ashtrays? No, but we don't want to provide them because we don't want them to smoke at all.

We'll send reminders out but just know that we can't police people and stop them from doing it in the meantime.

Also have a problem with food

Possible solution would be to check the cameras and take away their key.

We cannot fine anyone for this though

Huge party last weekend and the green trash can was full

- Restrictions - Karen Mitchell - Avera Law

- I asked for policy templates - awaiting replay
- HOA Management Certificate
 - New law requires each HOA to submit this form to make sure we're registered with the state - this has been done

- Downed Trees

- Neighbors willing to help?

Neither families are elderly. Major fire hazard concern. Really needs professional assistance to get these done and taken away.

Are they on their property or in the easement? Someone said its based on from where they came from.

Also have trees that have died at the pond – same group might be able to help at the same time.

Burn ban signs - we think Lauren has them, she'll check with her husband.

- Future Meetings

- Q4 - Thurs, Nov 7th; 6:30pm at Meyers
 - Two plates are paid for by the annual HOA budget
 - Two plates per HOA fee paid
 - i.e. if you pay for 1 lot, you get 2 plates. 2 lots, you get 4 plates
- Budget
 - Request that all budget items asks be submitted to Ross by October 15th
- Director Elections
 - Up for reelection:
 - Linda Green - Welcome Committee
 - Pat Collins - Director
 - Jeanette Shelby - Vice President
 - Mark Stewart - Ombudsman



Q3 CHCA Quarterly Board Meeting September 5, 2024

- Send any nominations to cedarhillsboard@gmail.com
- Voting will occur at the EOY quarterly meeting on Thurs, Nov 7

- **Q&A and Comments/Concerns from the membership**
 - 5 min each

Add Bonnie's email addresses

- **Adjourn meeting 7.47pm**