



## 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.*



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*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



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- 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



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- Send any nominations to [cedarhillsboard@gmail.com](mailto: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