



## Q4 CHCA Quarterly Board Meeting November 7, 2024

### AGENDA

- **Call meeting to order: 18:00**
- **Board approval for meeting minutes**
  - 2024 Q3
- **Treasurer/Financial Report** - Ross Fisher
  - Quarterly Financial Report
  - 2025 Budget Proposal
  - 2023 Audit Results
  - Directors Vote
  - 2025 HOA Bills - Mailing Date

#### NOTES

- 2023 Q4 review
  - Pool budget was exceeded because we kept pool open later
  - Shock cost went up in price
  - Bank CD renewed at 5 months at 4%
  - Earned over \$2700 this year
  - Went over budget document - see copy
  - Balance about \$8k when we turn the year over
- 2025 Budget
  - See copy
- Community Projects - we can get the budget approved, but we do need someone to manage the execution
  - If we do all of these, we'll be in a bit of a deficit
- Roads in the arbors, as an example, new roads cost \$75000
- 2025 budget approved - Jeanette motioned for yay, Mark seconded
- Mail out dues letter - Jan 10, 2025
- HOA Hard drive failed – double check your info is correct. Ross had it backed up but might be missing something
- **ACC Update**
  - **No updates, just remember any improvements that can be seen from the street need an application**
- **Ombudsman report** - Mark Stewart
- **Pool/Park** - Pool Closed as of Oct 31
  - Dying Tree at the pool - bluebonnet will cut down



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- Pond – looks great, grass is gone, lily pads came back a bit but we have the materials to get rid of them and Mickey will do that beginning of spring
- Picnic table is broken and trees need to come down, but we're making plans to take care of it
- Put out 4 grass-eating carp. All putting out new flags. Ducks are doing great.
- We can put our own catfish in the pond if we want.
- Saw a cottonmouth at the beginning of summer but Mickey hasn't seen it since

- **Pond Park Report** - Mickey Nance
- **Community Activities** - Lauren
  - Community Garage Sale:
    - November 9
  - Dumpster Day @ pool park
    - November 16 & 17 (Steven and Jonathan)
    - Volunteers needed - 2-hour shifts
      - Planned 10am - 2pm
      - No hazardous materials
    - 1 dropoff per household - a pickup truck full
    - Metal Trailer
  - Potluck ? was going to do it on the dumpster day day, but can't now
  - Christmas
- **Welcome Wagon/New Residents** - Linda
  - No new residents
- **Other:**
  - **Proposed Community Projects**
    - Lights at bus stops
- **Future Meetings**
  - Q1 2025 - Thurs, March 6th; 6.30pm – likely at Church of Christ Fellowship Hall
- **Q&A and Comments/Concerns from the membership**
  - 5 min each
  - Ernie - talked about the breakin - he was a victim. If anyone sees any large drawing notebooks, please ask that they just give them back, no questions asked
- **Adjourn meeting**