Q3 CHCA Quarterly Board Meeting
September 3, 2026

Meeting Minutes

Time: 6:35 PM (Start Time - Approximate)
Location: Elgin Church of Christ Meeting Space, 703 N Ave C
Board Members Present: Lauren Hoffmaster, Ross Fisher, Jeanette Shelby, Tahnee Sauer, Mark Stewart, Micky Nance

Opening & Approval of Q2 Minutes

- Q2 minutes presented with corrections submitted by Ross incorporated
- Lauren made a motion to approve as corrected; Jeanette seconded: **Approved**

Financial Report

- **Committed Expenditures:** on target against $42,500 budgeted, approximately halfway through the year
- **Accounts Receivable:** $990 outstanding — two delinquent accounts (~$400 and ~$250), plus three members owing $75 in late fees from last quarter
    - Second notice letters sent; information letters to follow on the $75 accounts, which may be paid now or carried to next year's assessment
- **2025 Audit:** complete — finished in a single evening by Jackie Freeman, Jan Tebo, and Bailey Urbanoski; summary available for review
- **2027 Budget:** proposals due to the Treasurer by October 15th, for a vote at the November meeting
- Mark made a motion to accept the financial report; Jeanette seconded: **Approved**

ACC Update

- Several members have submitted plans without an application — no improvement can be approved without both the plans and a completed application form
- The ACC Gmail account is not monitored consistently; please copy the Cedar Hills board email on any submission

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Ombudsman Report

- No issues to report this quarter

CEDAR HILLS
CIVIC ASSOCIATION
Est. 1972

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Pool & Park

- **Leaf Cutter Ants:** remediated as far as is known; the treatment company is actively treating and no new mounds have appeared
    - Caution tape remains around the sand pit, where a large underground colony caused the ground to sink — please keep children clear of the area
    - The area will be left as-is until spring to confirm no new mounds emerge before any repair is paid for
    - Proposed fill: mulch from a member's property topped with soil and grass, using dirt from the volleyball court
- **Pool Closing:** weather-dependent; water is still warm, with monitoring through the end of September and an update to follow

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Pond & Park Update

- Pond is healthy and clean; restocking was carried out earlier in the year
- **Erosion & Water Level:** the primary ongoing issue — heat and drought have left the well barely keeping up, with the pump running near-continuously
    - A suspected leak in the pipe above the waterline will be excavated once rain softens the ground
- **Wildlife:** ducks doing well and the duck house in good condition; deer now visiting daily, with supplemental feed provided since they are eating the duck feed
- A list of pond tasks is pending cooler weather

Community Activities

- **Dumpster Day:** Lauren heading up the event; the same dumpster company has been contacted, with October the goal
- **Movie Night:** a second event is planned for the fall at the pool, with activities for kids
- **Community Spaces — Bonnie Cook:** gathering at the pool park on Saturday, September 19th at 10:00 AM to share ideas and gather feedback
    - An email announcement will go out, along with a proposed email group for families with young children
- **Welcome Wagon:** Ro and Tina Bob have moved in on Briarwood — reported by Linda

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Neighborhood Concerns

- **Theft:** a recent theft was reported, with a notice circulated to members by Jeanette

    - Items were taken from a member's garage and storage area; on the day of the meeting, individuals were seen running partway into back yards along the street, with a black SUV noted as the associated vehicle
    - Members are encouraged to report incidents
- **Property Concern Raised — 154 Cedar Hills Drive:** appliances and AC equipment stored on the property in connection with a home business
    - The owner has previously been asked to relocate the items and advised that operating a business from the residence is not permitted
    - The board will send an email requesting the area be screened from the road — the same standard notice sent to any property, applied across the board

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Community Projects

- Projects can be proposed and budgeted, but do not move forward unless a member takes them on to manage — several approved projects remain unclaimed
- Members willing to lead one should contact the board
- **Cameras at Park & Pond:** the new pool camera has been purchased and installation is pending
    - It offers a wider view, higher resolution, and remote monitoring, so footage can actually be acted on; the existing pool cameras will move to the pond once it is installed

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Annual Meeting & Board Elections

- **Q4 / Annual Meeting: November 5th — Meyers Barbecue**
- A new board will be elected — send nominations, or volunteer yourself, by email to be added to the November ballot
- 2027 budget proposals due to the Treasurer by October 15th

The meeting was adjourned at 7:09 PM.