CHOA Board Meeting

6:30 pm

1/16/2024

Attending – Blake Kennard, Gwen Snyder, Kyle Hansen, Julie Sherwood, Nicolette McClure, Erin McClure

1. Air Capital Trash Service

With the discontinuation of Ballinger Trash Service, and the resulting transfer of accounts to Air Capital Trash Service, the neighborhood has nearly reached the 50% participation level with Air Capital. Those who participate are already receiving a discount, but the 50% level would mean that the prices will be guaranteed to remain at the current level.

1. Railroad Tie Wall Remediation

We have discovered that an AT&T line is buried 4 ft. from the current wall, and that will require back digging, which will be another obstacle to the project. We have been advised to get a survey of the area to determine property lines. We will now go back to the concrete company who bid approximately $109,000 to do the work.

1. Mowing Contract

Jason is requesting a price increase for 2024 for the mowing contract. Currently we have been paying $600 each for 32 mows ($19,200) plus an additional $600 flat fee to maintain the shrubs and mulch at the entrances and in one cul-de-sac, for a total of $19,800. The requested increase would be $700 each for 32 mows ($22,400) plus an additional $800 for a one-time cleanup of the 21st Street entrances and the cul-de-sac with all-new mulching ($800), plus $300 each for three maintenance service visits to tend the shrubs and mulch in the same areas as before ($900), for a total of $24,100. This is an annual increase of $4,300, or 21.7%. Board members agreed that prices for everything have risen, and this is still reasonable compared to the amount paid in 2021 (prior to hiring Jason). However, we will check with Stony to see if he is interested in doing the work at a better rate than this. If not, we will contract at Jason’s new rate.

1. Aquatic Spraying

It was discussed that we need to get a quote for the aquatic spraying of the rocks, which requires an special aquatic license.

1. Bradford Pear Tree at Crestline & 21st St. Entrance

The Board discussed removal of the Bradford Pear tree at the Crestline entrance along 21st St. The tree is too big for the island upon which it is sitting and is problematic in that place for traffic, as well as being overgrown. Kyle said he will get quotes.

1. Blocked Access to Commons Area for Maintenance

We still have not resolved the issue of access to the commons area that is blocked by a property owner. There is a tree in that area that may be on commons space, and if so, it could be removed. At this time, there is no fence, but access has been denied to the mowers. We need to determine the property line to go forward with the possible tree removal.

1. Goose Troopers

There was a unanimous decision by the Board to renew the contract for Goose Troopers. There work has been very successful in controlling the population of geese, but there is an uptick recently in the goose population.

1. Covenant Revisions

While the draft was sent to the attorney on Nov. 10, we have not heard anything. We said at the time that it was needed by March 1. We will continue to contact the attorney for updates and to make sure the deadline is on track.

1. Annual Homeowner Dues Statements

The invoices are about to go out, and Erin (ACC Committee) has said that fee assessments need to be added to these invoices before sending them out. The homeowner whose yard was out of compliance has been making great progress in improvement, such as getting the sprinklers fixed and keeping it mowed and sprayed for weeds. There is still a balance of $1840, but there will be no additional added at this time.

Two other homeowners’ situations were discussed regarding a roof request form on one property and unapproved remodeling work on another property.

We are still on track for raising dues by 15% ($30 per year), to be effective beginning February 2025. The HOA Management team will be coming to the April Homeowner’s Meeting to discuss what it would look like to have them take over the payment processes and ACC functions. Gwen will be retiring as Treasurer in the fall, and we need a way to continue with someone with bookkeeping qualifications to act as Treasurer beyond that.

1. Board Elections

This fall we will have Board elections. Gwen will be stepping down as Treasurer, Nicolette will be leaving the Board, and Blake is considering leaving. Erin will only agree to stay on the ACC if there is more standardization of the covenant rules. Blake stated that if Kyle would agree to run for President, he (Blake) would agree to assist on the ACC Committee. Julie and Kyle agreed to continue. In answer to the ACC issues, there was a brief discussion of the need for weekly drive-throughs of the neighborhood by two Board members to look for violations to ensure that all properties are treated equally.

Annie was working on getting a voting app so that Fall elections can be done online, but we need to test it out before the actual election.

1. Summary of 2023 Work by the Board

* Cleaned the drainage of the lakes.
  + Kyle thinks it’s a weird set up but it’s working the way it should.
  + Others think it is still backing up.
  + It was agreed to keep a close eye on this.
* Hired Goose Troopers.
* Installed outlets at the Sterling entrance.
* Added lights and electrical outlets at the basketball court and park.
* Removed all the dead trees.
* Cleaned and updated Sterling entrance.
* Updated the sprinkler system, which is about 96% complete.
* Hired company to spray weeds around lake.
* Added water source & plants to the Sterling entrance.
* Changed to a group page for the Facebook account.

1. Gift Cards for New Homeowners

The Board will explore the idea of securing gift cards to give to new homeowners to the neighborhood.

1. Treasurer’s Report

Gwen distributed a budget summary of everything paid out for 2023. Outstanding past dues have improved to a level of only $9,037 owed. There is only one property that will be turned over to the attorney for unpaid dues. Board members will need to review the proposed budget for 2024. This year is going to be difficult due to the need to fix the canal wall, which will cost over $100,000. As projected, the year will end up using 80% of the paid dues and leave a bank balance by year’s end of only $25,000 going into 2025. And if projected into 2025, estimates show that 2025 will end the year with a balance of only $13,000 if things continue as they are going now.

1. Newsletter

Annie is writing a summary of the newsletter – which will have a portion about the fix of the canal and will mention that dues will go up; ACC will have a paragraph; elections mentioned; and a summary of projects that we are doing this year.

The next Board meeting will be Thursday, Feb. 8, at Gwen’s house. The next Homeowner meeting will be on Thursday, April 25, at the Extension Office. Gwen will secure the space. There will be one additional open Homeowner Meeting in 2024 in October.

* Submitted by Julie Sherwood