

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

MEETING MINUTES
Regular Board Meeting
March 17, 2020

MEETING CALLED TO ORDER: Quorum established; meeting called to order at **5:58 p.m.**

Members present: Lonnie Harrelson (President), Allen Jacobs (Vice President), Paul Corcoran (Secretary), Julie Halsnoy (Director) late arrival, and Mitch Gold (Director).

Board members absent: Cliff Krebs (Treasurer), and Tom Speelman (Director)

Management representative present: None, however Jennifer Williams called in to participate.

1. Agenda Review and Adoption

- Meeting agenda adopted. **MSC**

2. Minutes (Review and Approval)

- Motion made to approve the February 18, 2020 Board Meeting minutes. **MSC**

EXECUTIVE SESSION

Motion made to enter Executive Session to discuss (a) Due Process Hearings, (b) Executive Minutes, (c) Delinquency, (d) Owner Correspondence, (e - h) Contracts, and (j) CC&R review.

MSC

3. Executive Session (6:06 p.m. – 7:17 p.m.)

OPEN SESSION

- Motion made to reenter Open Session. **MSC**
- Minutes are kept separate, as items discussed in executive session are confidential. All motions are made in Open Session.
- 3.(a) All due process hearings for March have been postponed until the April meeting.
- 3.(b)(2) The board motioned to approve the Executive Minutes from the February 18, 2020 Regular Board Meeting. **MSC**
- 3.(d)(1) Motion was made to deny waiver of late fee for the January 2020 HOA dues. **MSC**
- 3.(g)(2) A motion was made to accept proposal with all three options totaling \$2,035.00 to be funded out of budget line 8240, Pool Supplies and Repairs. **MSC**

4. Homeowner's Forum – (1) Homeowner present

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4.a. Homeowner present discussed a concern to explore a pit-bull/pit-bull mix ban for the neighborhood. This homeowner's dog was attacked by a Pitbull within the last year, stated that another homeowner has had their dog attacked by a Pitbull. Homeowner provided researched statistics: many Pit bulls express fence aggression, in 2018 36 deaths were from dog attacks and 72% were from Pit bulls, from 05-17 Pit bulls were responsible for 66% of dog bite related deaths, Legal case cited Pit bulls were declared inherently dangerous, military bases and stations have banned Pit Bulls from installations and base housing. Just six days prior to this meeting a (2) year old child was killed by a Pitbull in Portsmouth, VA. The homeowner was encouraged to write a letter for the Cheshire Chat addressing the concern. The Board President discussed the process for amending the governing documents.

5. Reports

5.a. Financial Report – (Treasurer: Cliff Krebs) Not In attendance

- Nothing significant to report.

5.b. Manager's Report – (Manager: Jennifer Williams) Not In attendance, Called In

- Board reviewed the Manager's Report.

6. Committee News/Issues

6.a. Architectural Committee: (Chairperson: Julie Halsnoy) in attendance.

- Committee is meeting on Wednesday 18 March 2020 to discuss updates to the ACC Guidelines and address the application process.

6.b. Social Committee: (Chairperson: Randi Corcoran) Not in attendance

- The Kid's Spring/Easter Party, has been postponed with a date TBD due to COVID-19.
- New Social Committee Chairperson, Randi Corcoran, has assumed responsibilities.

6.c. Pool Committee: (Chairpersons: Jim and Mary Burres) Not in attendance

- 2020 Pool Rules completed and reviewed by High Sierra Pools.

6.d. Newsletter Committee: (Chairperson: Ann Dumenigo) Not in attendance

- Spring Newsletter input to be requested this week.

6.e. Neighborhood Watch: (Chairperson: Alan Crouch) Not in attendance

- February 2020 CPD Community Awareness Report distributed to Block Captains.

6.f. Swim Team: (Representative: Tracy Tucker) Not in attendance

- Nothing significant to report.

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6.g. Yard of the Month Committee: (Chairperson: Imelda Barrera / Melissa Dominek) **Not in attendance**

- Nothing significant to report.

7. OLD BUSINESS

7.a. Pool / Playground Drainage. Cliff Krebs has requested a contractor present a proposal to address the drainage between the playground and tennis courts. Follow on meeting to discuss proposal, insurance, and scope of work will occur April 7th.

7.b. Reserve Items. The Manager provided a list of items slated for replacement this year, in accordance with the reserve study, as well as previous year items that have not been completed. At the January Board Meeting, the board discussed replacement of existing clubhouse deck/gazebo with a like structure or the possibility of a stamped concrete patio to include a covered structure (gazebo, etc.). As a note, need to ensure there is a ramp structure to ensure the clubhouse is ADA compliant. The Board requested management to contact a concrete or patio specialist to quote the demo and remove existing structure, stamped concrete, ADA ramp and stairs with railings, to ensure final product will not have any standing water, and a gazebo.

7.b.1. Board requested Management obtain proposals to replace the three-rail fence at the front entrance.

8. NEW BUSINESS

8.a. 2020 Goals. The board reviewed the 2020 goals slide presented to the membership at the November 2019 annual meeting. The board agreed to look into the possibility of installing security cameras for the clubhouse grounds. Board members planned to attend the 14 March 2020 CA day, but it has been postponed due to COVID-19. Future follow on meeting to discuss possible security solutions will be set up by the board President.

8.b. CA Day Recall. The Manager placed this on the agenda in the event the attending board members wanted to discuss any item that was learned at the event. However, the event was cancelled due to COVID-19. There appears to be attempts to reschedule this event in the month of October.

8.c. Pool Rules 2020. The 2020 pool rules should be routed to the board for approval soon.

MEETING ADJOURNED – 8:04 p.m. *Next Meeting is scheduled for April 21, 2020.*

PAUL CORCORAN
CFHOA Secretary

LONNIE HARRELSON
CFHOA President