

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

MEETING MINUTES
Annual Homeowners Association Meeting
November 19, 2019

MEETING CALLED TO ORDER Quorum established with 20 homeowners present and 47 proxies for a total of 67 votes. Meeting called to order at 7:05 p.m.

Members present: Lonnie Harrelson (President), Allen Jacobs (Vice President), Cliff Krebs (Treasurer), Paul Corcoran (Director).

Board members absent: Dave Liddell (Secretary) and Julie Halsnoy (Director).

Management representative present: Jennifer Williams

STATE OF THE ASSOCIATION

- President of the Association, Lonnie Harrelson, introduced the current HOA Board members and the Property Manager to those present. He presented the "State of the Association" brief to the Board Members and homeowners in attendance. The brief included detailing the review of 2019 items and actions taken and monies spent, 2020 planned action items and purchases, 2020 Budget and financial outlook, a review of the status of each committee, and the Cheshire Forest HOA Media Channels.

2019 ANNUAL MEETING MINUTES

- Motion was made to waive reading of the 2019 CFHOA annual meeting minutes and adoption of same with no changes. **MSC**

TREASURER'S REPORT

- Cliff Krebs (Treasurer) briefly explained the current status of the 2019 budget progress, the foundation of the 2020 budget, and answered questions.

IRS RULING 70-604 RESOLUTION

- The homeowner's association members voted unanimously to approve IRS Resolution 70-604, electing to roll any excess funds at the end of the year over into the operating reserve account. **MSC**

EXPLANATION OF NOMINATION AND ELECTION PROCESS

- Allen Jacobs (Vice President) provided an explanation of the nomination process and the election process.
- A total of 5 Board of Director seats are up for vote (Allen Jacobs, Cliff Krebs, David Liddell, Paul Corcoran, and a vacant seat) and all terms are two-year terms.
- Allen Jacobs, Cliff Krebs and Paul Corcoran are seeking reelection.

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- Nominations from the floor: There were two self-nominations, Mitch Gold and Tom Speelman, from the floor.
- Introduction of Nominees: No introductions required.
- Nominee Presentation: No presentations were made due to there being 5 nominees for 5 seats.
- Instructions for casting ballots: Motion was made to accept the re-election of three returning and the election of 2 self-nominations.
- Vote: Completed by means of a motion made by a homeowner, seconded, and all-in favor through verbal and raising of hands with unanimous concurrence.
- Collection of Ballots: Not completed
- Call for volunteers to count ballots: Not required with unanimous vote

Motion was made to accept the re-election of three returning and the election of 2 self-nominations.

MSC

ANNOUNCEMENT OF ELECTION RESULTS

- The 2019 - 2020 Cheshire Forest Homeowners Association Board of Directors are:
 - Lonnie Harrelson
 - Allen Jacobs
 - Cliff Krebs
 - Julie Halsnoy
 - Paul Corcoran
 - Mitch Gold
 - Tom Speelman

HOMEOWNERS FORUM

- Discussion was had with homeowners regarding the vulgar and nasty language and the problems we have had with teenage kids around the club house. The new no trespassing signs were discussed with regards to why they were installed and the abilities they present to the Chesapeake Police Department (CPD). Praise was mentioned to the CPD and the positive results they have had with dispensing these problems. Recommendations to install Ring Doorbells in the front and the back of the club house. The topic was discussed and highlighted the additional responsibilities to monitor surveillance systems and the fact that the kids would likely vandalism (spray paint) etc on the cameras rendering them useless.
- Homeowner asked if there is any chance that the sidewalk will ever be finished around the neighborhood (Cheshire Forest Drive). Chesapeake waived the requirement for sidewalks in the neighborhood years back and that is why they have never been completed. A homeowner asked what would it take to complete the sidewalk? The Homeowners would have to allow the sidewalk to be placed on their property, and if one homeowner disagreed, it would not be approved.
- Homeowner asked what the long-term plan is for the picnic tables? Will they stay in the pool area? Can we get indestructible ones? It was stated with the colder weather we would store them in the pool area. When the weather warms up, we will be taking them back out to the deck and around the area.
- Homeowner stated that the landscaping company has been here for 30 years and this homeowner has been here for the same period. He defended the actions of the company, and how the board can let him know when remedial actions need to be completed.

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Motion was made to adjourn

MSC

MEETING ADJOURNED 8:18 p.m.

PAUL CORCORAN
CFHOA Secretary

LONNIE HARRELSON
CFHOA President