

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

MEETING MINUTES
Regular Board Meeting
January 21, 2020

MEETING CALLED TO ORDER: Quorum established; meeting called to order at **6:04 p.m.**

Members present: Allen Jacobs (Vice President), Cliff Krebs (Treasurer), Paul Corcoran (Secretary) late arrival, Mitch Gold (Director), and Tom Speelman (Director).

Board members absent: Lonnie Harrelson (President), and Julie Halsnoy (Director).

Management representative present: Jennifer Williams.

1. Agenda Review and Adoption

- Meeting agenda adopted. MSC

2. Minutes (Review and Approval)

- Motion made to approve the December 17, 2019 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) Contracts, and (f) CC&R review. MSC

3. Executive Session (6:06 p.m. – 7:03 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)(1) The Board motioned to send the owner a certified letter giving the homeowner 15 days from the date of the letter to bring the fence in compliance with ACC guidelines or be assessed \$10 per day, for a maximum of 90 days, or until the action is completed. MSC
- 3.(a)(2) The Board motioned to send the owner a certified letter giving the homeowner 15 days from the date of the letter to remove the boat from the yard/property or store in accordance with governing documents or be assessed \$10 per day, for a maximum of 90 days, or until the action is completed. MSC
- 3.(a)(3) The Board motioned to send the owner a certified letter giving the homeowner 15 days from the date of the letter to replace rotten trim near garage or be assessed \$10 per day, for a maximum of 90 days, or until the action is completed. MSC

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

- 3.(a)(4) The Board motioned to send the owner a certified letter giving the homeowner until 29 February 2020 to replace broken fence pickets or be assessed \$10 per day, for a maximum of 90 days, or until the action is completed. MSC

- 3.(b)(1) The Board motioned to approve the Executive Minutes from the December 17, 2019 Regular Board Meeting. MSC

4. Homeowner's Forum – (0) Homeowners present

5. Reports

5.a. Financial Report – (Treasurer: Cliff Krebs) **In attendance**

- Nothing significant to report.

5.b. Manager's Report – (Manager: Jennifer Williams) **In attendance**

- Board reviewed the Manager's Report.

6. Committee News/Issues

6.a. Architectural Committee: (Chairperson: Julie Halsnoy) **Not in attendance.**

- Nothing significant to report.

6.b. Social Committee: (Chairperson: Aimee Curley) **Not in attendance**

- Nothing significant to report.

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

- Contacted High Sierra Pools on preparing an end of year Swim Season report. HSP will ensure end of year reports are submitted beginning in 2020.

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

- Winter Cheshire Chat to be released week of 20 January 2020.

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

- Al Crouch and Al Jacobs to attend quarterly CCPC Meeting on 23 January 2020.

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

- Nothing significant to report.

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

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
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- 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.

8. NEW BUSINESS

8.a. Reserve Items. The Manager provided items slated for replacement this year, in accordance with the reserve study, as well as previous year items that have not been completed. 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 seek proposals for clubhouse deck/gazebo replacement based on the discussions.

8.b. 2020 Goals. The board reviewed the 2020 goals slide presented to the membership at the November 2019 annual meeting.

MEETING ADJOURNED – 7:49 p.m. *Next Meeting is scheduled for February 18, 2020.*



PAUL CORCORAN
CFHOA Secretary



LONNIE HARRELSON
CFHOA President