

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

MEETING MINUTES
Special Board Meeting
June 8, 2021

MEETING CALLED TO ORDER Quorum established; meeting called to order at 6:31 pm.

Members present: Allen Jacobs (President), Mitch Gold (Vice-President), Cliff Krebs (Treasurer), Paul Corcoran (Secretary), Jamie Groves (Director), Tom Speelman (Director), and Jane McKlveen (Director)

Board members absent: None

Management representative present: None

1. AGENDA

- Motion was made to approve the board meeting agenda for June 8, 2021, comprised of no executive session, Homeowners' forum, and Special Business regarding review of the "Security Committee Recommendations Report final" document to include lighting, submitted to the Cheshire Forest Board of Directors at the 18 May 2021 regular board meeting. **MSC**

2. EXECUTIVE SESSION

No executive session is required at this time.

OPEN SESSION

3. HOMEOWNERS FORUM - (14) Homeowners present

- Homeowner is an owner since 1997 and is concerned about shenanigans that have given the community a poor view to the public. Homeowner is dumbfounded why the website isn't better, and the homeowners don't know how to manage the current site. Point of fact was made that the website has never changed with management shift in the past year, but the homeowner doesn't like the current website. Homeowner recommends adoption in total of the security report.
- Homeowner moved into the neighborhood 2 weeks ago and works in public safety and security. As a non-resident last year, the homeowner personally witnessed drugs being sold. One time the homeowner was rushing home for her anniversary and drove by the club house and witnessed a boxing fight but did not call the cops. She recommends formal security and master planning for security in the association. Didn't put an offer in on one house because of proximity to the club house. Homeowner recommends a master plan to address the issues. Homeowner does not recommend a sound deterrent, no police, no security guards. No need to mitigate the rowdy kids but recommends security cameras and lighting. Focus needs to be on the crime, not the rowdy kids. Recommends an accredited firm to manage the cameras and an individual with some form of formal public safety/security certification / standing in the PS&S community to pull footage when required.. Homeowner does not like the "fight club" that happens, and security cameras will help. Homeowner offers to help free of charge.
- Homeowner lives close to the club house and says that what happens here eventually moves to local homes. A lot of the people who frequent the area, are not residents. Homeowner wants this

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addressed. Request's methods of how to engage with those individuals' parents. Homeowner wants a way to reach the community, not just the association members. Because we have a "place" and other neighborhoods don't, kids are drawn here.

- Homeowner would like to say that she has lived here since 2002, and these shenanigans are the same as 15 years ago. If lighting and those types of issues are addressed, it will only push them down the street. The crime ebbs and flows, but unless we have a sustained way of addressing the problems the issues will always come back.
- Homeowner explains that she saw the security committee report and is here with some ideas and hopes the board will drill down and get more details on how to approach these items.

4. SPECIAL BUSINESS

General Comments:

- The President, Al Jacobs, expressed that he went through the report and would like to thank everyone for the efforts that went into putting it together. The Security Committee's expectations of the report were discussed as some of the recommendations and quotes were not detailed recommendations. Desire is to understand how the recommendations were reached, and conversely, what the expectations of the board are with regard to the report.
- Board member and Security Committee Chairperson, Jane McKlveen, explained how she got the committee involved. Explained how when 20+ people are involved it was difficult to manage and listen to all recommendations. The list included everything everyone (as a group) came up with. Believes good argument for cameras is made and action should be taken. Says the security committee couldn't make those decisions on measures and indicated that only the board would have the authority to act. Specific implementation was left vague so that the property manager could assist with taking action on these items. Implementation of these recommendations will come with costs but are required so we can inform the homeowners of where their money is being invested.
- Cliff Krebs added that his opinion of the report was a good talking point paper and wants to move forward with a lot of this but needs more details. The Treasurer is confident that money can be found to fund these types of initiatives, but needs more detailed information and decisions.
- Jamie Groves would like the managers opinion on several of the items, but also to discuss in more detail the recommendations. He explains that he is happy to be moving forward with these items, and that all the efforts we have tried to do, and not worked, is respected, and supports the efforts outlined in the security report.
- Paul Corcoran addresses that the Security Committee is not a standing committee that is recognized by the Cheshire Forest HOA Board, but a special committee that was formed to review and address security concerns voiced by some association members. The Security Committee Recommendations Report final abstract states "The Cheshire Forest HOA security committee partnered with local law enforcement and other experts to develop a series of recommendations to present to the HOA board to address the security concerns of the neighborhood residents."

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Motion was made, and then amended to create a standing committee titled "Communications Committee." Establishment begins with no less than 3 committee members, one of which is the chairperson and has primary responsibility to report to the Board of Directors on a regular schedule, as well as scope of the committee's responsibilities.

Upon establishment, the Communications Committee is to provide specific recommendations to address the "Cheshire Forest Security Committee Recommendations final" report submitted by Jane McKlveen:

1. Specific methods to increase HOA Member Engagement
2. Specific methods to implement and utilize an online communications / management tool / system
3. Specific updates to signage on Cheshire Forest Property

This motion also directs that the Communications Committee will work in conjunction with the renamed Neighborhood Watch / Security Committee to provide specific recommendations to the Board of Directors on "Cheshire Forest Security Committee Recommendations final" to address:

1. Draft and provide to the board for approval, an informational method to advise the community on how and when to report problems.

The motion additionally directs the current Neighborhood Watch / Security Committee Chairperson to specifically address the recommendations to the Board of Directors on "Cheshire Forest Security Committee Recommendations final":

1. Specific Security Camera (CCTV) and lighting system to install, to include approved laws, guidelines, and handling procedures in accordance with all local, state, and federal applicable laws and regulations.
2. How much and why the current Neighborhood Watch / Security Committee budget needs an "increase scope/budget" for a board decision.
3. Why the current police community involvement is insufficient and what the Neighborhood Watch / Security Committee plans to do to make positive progress in increasing police community involvement.
4. Assess HOA policies and procedures and specifically address safety and security of HOA members.


The final aspect of the motion is that the board take no action on recommended HOA fines, Hire a CPD Officer for peak times, private security initiatives, and sound deterrents at this time. MSC

Open session discussion: None.

Motion was made to adjourn. MSC

MEETING ADJOURNED – 8:20 pm.


PAUL CORCORAN
CFHOA Secretary


ALLEN JACOBS
CFHOA President