

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

**MEETING MINUTES
Annual Homeowners Association Meeting
November 17, 2020**

MEETING CALLED TO ORDER Quorum established with 20 homeowners present and 93 proxies for a total of 113 votes. Meeting called to order at 7:01 p.m.

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

Board members absent: Julie Halsnoy (Director).

Management representative present: None

STATE OF THE ASSOCIATION

- President of the Association, Lonnie Harrelson, introduced the current HOA Board members . He presented the "State of the Association" brief to the Board Members and homeowners in attendance. The brief included detailing the review of 2020 items and actions taken and monies spent, 2021 planned action items and purchases, 2021 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 2020 budget progress, the foundation of the 2021 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 2 Board of Director seats are up for vote (Lonnie Harrelson, Julie Halsnoy) and both terms are two-year terms.
- Neither Director is seeking reelection.
- Nominations : There were two nomination applications submitted, Jamerson Groves and Jane McKlveen.

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- Introduction of Nominees: Al Jacobs introduced each nominee.
- Nominee Presentation: Each nominee introduced themselves and explained why they want to be part of the board.
- Instructions for casting ballots: Motion was made to accept the election of 2 nominations for 2 board of director seats.
- Vote: Completed by means of an affirmation motion made by a homeowner, seconded, and all-in favor through verbal and raising of hands with unanimous concurrence.
- Collection of Ballots: Not required
- Call for volunteers to count ballots: Not required

Motion was made to accept the election of 2 self-nominations.

MSC

ANNOUNCEMENT OF ELECTION RESULTS

- The 2020-2021 Cheshire Forest Homeowners Association Board of Directors are:
 - Allen Jacobs
 - Cliff Krebs
 - Paul Corcoran
 - Mitch Gold
 - Tom Speelman
 - Jamerson Groves
 - Jane McKlveen

HOMEOWNERS FORUM

- One homeowner, who was not able to attend, asked Mrs. McKlveen to discuss pedestrian safety and the potential implementation of speed bumps. The President and Vice President both talked about the challenge with speed bumps and the continued challenge of obstacles in the road that create problems as well. Ultimately the roads are city property and any requests for speed bumps must be worked through the city.
- A second homeowner, also unable to attend, asked Mrs. McKlveen to present a request to examine paying more HOA Fees to hire a security company. The President discussed how this topic has been addressed and some local communities that have hired companies and some of the challenges that brings into the community. Ultimately if a desire to hire a security company for the community is still a desire it can be addressed at a regular board meeting.
- Mrs. McKlveen asked about the changes in the management company and the method of inspections. Specifically, the inspections that occur when a home is for sale and as part of the disclosure packages. The President explained the problem and how we are addressing it with the new management company.
- A homeowner expressed that anyone who walks through the neighborhood can see the number of kids at the club house and how it has grown, and has the question about what type of engagement should be taken? The President clarified to engage with the Police if there are problems or issues with anyone around the club house area. It is recommended to tell the kids, politely, what they are doing is wrong and recommend stopping. Then engage with the Police as required.
- Another homeowner explained that they believe the issue is that most of the crimes are misdemeanors, and that the lynch pin will be video cameras. By having the video proof, a homeowner can then ask for the video so the homeowner themselves can press charges. Another homeowner explained that in the past we have had cameras and they were stolen, damaged, and repeatedly unresponsive or quality that was of no use to pursue any charges.

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- Calling unwanted kids “visitors” is a problem in itself, according to another homeowner present. This homeowner wants to know how are we controlling the visitors to the community? The desire is to be able to say, “this is private property and you are not welcome and in fact uninvited guests need to leave.”
- A question about the club house and the rental of it. Yes, the club house can be rented.
- Homeowner Lonnie Harrelson discussed the goose issue in the neighborhood. He explained how one homeowner used a reflective tape and that has stopped the problem in his yard. He used this as an example to show that some homeowners feel one way, despise the geese, and other homeowners who love them, and name the geese.
- A homeowner who has the club house in view, loves seeing the kids at the playground and enjoying the area for what it is supposed to be used for. Homeowner hopes to address ways to reach out to parents and ask them to remind their kids to take care of and respect our community.

Motion was made to adjourn

MSC

MEETING ADJOURNED 8:18 p.m.



PAUL CORCORAN
CFHOA Secretary



ALLEN JACOBS
CFHOA President