

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

**MEETING MINUTES
Annual Homeowners Association Meeting
November 16, 2021**

MEETING CALLED TO ORDER Quorum established with 27 homeowners present and 73 proxies for a total of 100 votes. Meeting called to order at 7:03 p.m.

Members present: Allen Jacobs (President), Mitch Gold (Vice President), Cliff Krebs (Treasurer), Tom Speelman (Director), and Jane McKlveen (Director)

Board members absent: Jamie Groves (Secretary), Paul Corcoran (Director)

Management representative present: John Kohlman

STATE OF THE ASSOCIATION

- President of the Association, Allen Jacobs, 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 2021 items and actions taken, 2022 planned action items, 2022 Budget and financial outlook, a review of the status of each committee, and the Cheshire Forest HOA Media Channel.
- Announced Thanksgiving food drive. Box for donations of canned goods will be located at 801 Dunwood Court.

2020 ANNUAL MEETING MINUTES

- Motion was made to waive the reading of the 2020 CFHOA annual meeting minutes and adoption of same with no changes. **MSC**

TREASURER'S REPORT

- Al Jacobs (President) briefly explained the 2022 budget progress, the adoption of the 2022 budget, and answered questions.

IRS RULING 70-604 RESOLUTION

- The HOA members unanimously approved 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

- Mitch Gold (Vice President) provided an explanation of the nomination process and the election process.
- A total of 5 Board of Director seats are up for election/re-election.
- Two board members (Mitch Gold and Cliff Krebs) seeking re-election.
- Nominations: There were two nomination applications submitted, Casie Nash and Erin Karol.
- One nomination taken from the floor: Rebecca Monnikendam (Absent from Meeting)
- Introduction of Nominees: Mitch Gold introduced each nominee.

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- Nominee Presentation: Each nominee introduced themselves and explained why they want to be part of the board. R Monnikendam provided written introduction which was read to the attendees by Jane McKlveen.
- Instructions for casting ballots: Motion was made to accept the election of 5 nominations for 5 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 5 nominees seeking election/re-election and affirm the ballot as presented. MSC

ANNOUNCEMENT OF ELECTION RESULTS

- The 2021-2022 Cheshire Forest Homeowners Association Board of Directors are:
 - Mitch Gold
 - Cliff Krebs
 - Jamie Groves
 - Jane McKlveen
 - Erin Karol
 - Casie Nash
 - Rebecca Monnikendam

HOMEOWNERS FORUM

- Homeowner expressed concern over lack of continuity when association management changes hands. Old issues previously discussed many years ago continue to surface. Jane McKlveen (Director) explained new CRM system being vetted that will potentially eliminate this issue in the future.
- John Kohler (Association Manager) took opportunity to introduce himself to the meeting attendees.
- Homeowner congratulated Al Jacobs (President) for his 10 years of service to the board and community and wished him well.
- Homeowner asked President for an overview of the association. Al Jacobs directed homeowner to disclosure packet received at property closing and to association website for all relevant documents and information.
- Homeowner wanting key to tennis courts looking for alternative to 1-4 pm Tuesday association manager availability at clubhouse. Current work hours prevent homeowner from visiting during that time of day. Suggestions made to homeowner to send email to association manager with desired communication. Additionally, Board members offered to assist and make themselves available to during evening hours.

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- Homeowner expressed concerns over teenagers spending time at park (Edgwood Arch and Flaxmill Drive) and participating in undesired activities (I.E. fighting, potential drug use, loitering, etc....) Al Jacobos (President) explained that while the park carries the name of the Association, it is not part of the Association's common grounds and is actually owned and cared for by the city of Chesapeake. Another homeowner who lives directly across the street from the park also commented that he monitors and speaks to these kids regularly. Has broken up a fight in the past. They're not doing any harm. Just being kids.
- Homeowner commented that he noticed some communications coming from Association membership referencing potential security issues and actions being taken/considered. Wanted to know best source to follow to stay current. Has young children that play out of doors and wanted to be sure they were staying safe. Referred to communications committee and various social media platforms used to broadcast information.

Motion was made to adjourn

MSC

MEETING ADJOURNED 7:59 p.m.

Mitch Gold on behalf of:
JAMERSON GROVES
CFHOA Secretary

EIRON KAROL
CFHOA President

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