

**CHESHIRE FOREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

MEETING MINUTES
Regular Board Meeting
15 February 2022

MEETING CALLED TO ORDER: Quorum established; meeting called to order at 6:30 p.m.

Board Members present: Erin Karol (President), Mitch Gold (Vice President), Jamie Groves (Secretary), Jane McKlveen (Director), Rebecca Monnikendam (Director), and Casie Nash (Director).

Board members absent: Cliff Krebs (Treasurer)

Management representative present: John Kohlman

AGENDA REVIEW AND ADOPTION

A motion was made to approve the 15 February 2022 Agenda as written.

MSC

EXECUTIVE SESSION

A motion was made to enter Executive Session at 6:35 p.m. to discuss the following:

- (a) Owner Correspondence
- (b) Violation Logs
- (c) Delinquency Report (as of 1/31/2022)
- (d) Payment Plans
- (e) Collection Cases 2022

MSC

OPEN SESSION

- (a) Owner Correspondence: The Board reviewed and discussed Owner Correspondence that was received by the Property Manager.
- (b) Violation Logs: The Board reviewed the Violation Logs.
- (c) Delinquency Report: The Board reviewed the Delinquency Report.
- (d) Payment Plans: The Board reviewed current Payment Plans.
- (e) Collection Cases 2022: The Board reviewed Collection Cases for 2022.

MINUTES REVIEW AND APPROVAL

A motion was made to approve the 18 January 2022 Board Meeting minutes.

MSC

HOMEOWNERS FORUM

(0) Homeowners present. No homeowner discussion.

COMMITTEE UPDATE

Architectural Committee: (Chairperson: Mitch Gold) In attendance.

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- Nothing Significant to Report

Communications Committee: (Chairperson: Jane McKlveen) In attendance

- Cheshire Chat was added to Facebook and the Cheshire Forest website.

Neighborhood Watch / Security Committee: (Chairperson: Cheryl Griner) In attendance

- The committee Chair provided the Board information on security system options. Board will review and provide questions to the committee by 2 March 2022 via the Board President.

Newsletter Committee: (Chairperson: Ann Dumenigo) Not in attendance

- Nothing Significant to Report

Nominating Committee: (Chairperson: Casie Nash) In attendance

- Nothing Significant to Report

Pool Committee: (Chairpersons: Chris and Rebecca Monnikendam / Joshua and Courtney VonTersch) In attendance

- An email was sent to AAA Pools as an introduction and to ensure AAA Pools has the latest contact information for the Pool Committee members.

Social Committee: (Chairperson: Christopher Bowers) In attendance

- Confirmed a few clubhouse dates with the Property Manager and also noted that a Rib cookoff will be added to the Spring Schedule.

Swim Team: (Chairperson: Tracy Tucker) Not in attendance

- Board President gave an update on a recent meeting with the Swim Team Committee.

Yard of the Month Committee: (Chairperson: Imelda Barrera) Not in attendance

- Nothing significant to report.

REPORTS

Financial Report: The Property Manager gave an overview of the current financials.

Manager's Report: The Board reviewed the Manager's Report.

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A motion was made to replace the top fixtures on the two light posts at the clubhouse with LED fixtures as quoted by Relay Electric and referenced in number four of the Manager's Report. MSC

The following items were added to the Manager's Report for update:

- Cracked Slide at the playground: The Property Manager is working diligently to have the slide replaced. The Property Manager requested a proposal to replace the slide on 8 February 2022 and asked that the vendor work to get the repairs completed as soon as possible.
- Pressure Washing Services: The Property Manager will reach out to Always Clean for a proposal for pressure washing various items at the clubhouse, pool and neighborhood entrance.

OLD BUSINESS

None

NEW BUSINESS

- (a) 2022 Pool Rules: The pool rules were reviewed and discussed. The Pool Committee will work with the Property Manager to produce a final copy of the 2022 Pool Rules for the Board's review and approval.
- (b) CA Day: The CA day brochure was reviewed and the option for Board members to sign up was offered.

ACTION ITEM REVIEW

- Board members are to review the security camera options and send questions to the Board President by 1 March 2022. The Board President will compile all questions and provide them to the Neighborhood Watch/Security Committee by 2 March 2022.
- Board members are to review the Scope of Work for clubhouse bathrooms repairs.
- The Pool Committee will work with the Property Manager to produce a final copy of the Pool rules for the Board to review.
- Property Manager to send the Reserve study to all Board Members
- Property Manager to send the AAA Pools contract with Cheshire Forest to all Board members.
- Board members are to review the termite contract with Cheshire Forest.

MEETING ADJOURNED – 9:01 p.m. *Next Meeting is scheduled for 15 March 2022.*

Jamie Groves
CFHOA Secretary

Erin Karol
CFHOA President