



Cheshire Forest Homeowners Association
500 Cheshire Forest Drive
Chesapeake, VA 23322

Regular Meeting of the Board of Directors
Meeting Minutes
November 18, 2025

According to Article XI, Section I of the Cheshire Forest Homeowners Association By-Laws, a regular meeting of the Board was held on November 18, 2025, at 500 Cheshire Forest Drive, Chesapeake, VA 23322.

Ryan Orbison opened the meeting at 9:21 p.m.

- **Board Members Present:** Mr. Orbison, Mr. Heinecke, Mr. Graham, Mrs. McKlveen, Mrs. Ross and Mr. Merritt were in attendance, constituting a quorum.
- **Board Member Absent:** Mr. Granata
- **United Property Associates:** Represented by Jennifer Jacobson

Mr. Orbison moved that the agenda be adopted as written. The motion was seconded by Mr. Graham and unanimously approved by all Board members present.

Mr. Orbison moved to approve the October 14, 2025, Minutes of The Regular Meeting of the Board of Directors as written. The motion was seconded by Mr. Graham and unanimously approved by all Board Members present.

Mr. Orbison moved to approve the November 10, 2025, Minutes of The Special Meeting of the Board of Directors as written. The motion was seconded by Mr. Heinecke and unanimously approved by all Board Members present.

Member Forum: 0 Members present

Election of Officers: Per Article XIII, Section 2 of the Association Bylaws. The following officers were elected:

President – Todd Heinecke

Vice President – Ryan Orbison

Secretary – Matt Graham

Treasurer - Lindsey Ross

Directors: Bob Granata, Jane McKlveen, Matthew Merritt

Mr. Heinecke moved to have Mrs. Erin Karol serve as an ex officio Director. The motion was seconded by Mr. Graham and unanimously approved by all Board Members present.

With the agenda completed, the meeting was adjourned at 10:20 p.m.

The next regular board meeting is scheduled for Tuesday, December 16, 2025.


Matt Graham, Secretary


Todd Heinecke, President