

CHOA Board Meeting Minutes, May 2024 - approved

Randy called the meeting to order at 2:30 on May 15, 2024

Board members present: Randy Hitz, Bob Bush, Karen Siegel, Sandie Maki, Mary Fieweger, Shirley Hoem, Robin Schulz, Marilyn Ellwood, Judy Giers not present

Others present: Steve Chinn, Mike Chinn (via Zoom), Michelle Bell (via Zoom)

The draft of the March minutes were approved as submitted.

Executive Session - Entered at 2:31

Exited Executive Session: 2:49

Treasurer's report:

1. Past dues are under control. 1 short sale is still active.
2. Receivables look bad, due to payment (out) of insurance before homeowners have paid their bill
3. Discussion regarding reserve study. Reserves look acceptable. Continued vigilance is a board requirement.

President's Report: Annual meeting debrief.

Property Manager's Report - see report below

308 calls logged from Jan 1 – Apr 30

Landscaping, Architecture, Painters, pools.

Pool Phone – for calling 911. These are a work in progress.

Old Business –

Discussion regarding last meeting action items

Painting of fences – **ACTION Item: Post on suggestions for painting fences. – Steve, Randy**

Pool Keypads - **ACTION Item: Post for keypad codes for pools – Steve, Randy**

Safety concern - **ACTION item: Ask Chris, then the golf board about path from end of Lafayette and golf course. – Steve and Randy**

Pools - C and A are open.

All pools to be open by Saturday of Memorial Day weekend.

Bathrooms at the pools have been rehabbed including paint. There is a small amount that will be done during the season.

Landscaping: Karen - Landscaping water will be turned on next week.

Motion to not put bark dust in the tree wells

Welcome committee: Mary – Saturday August 24 at the CCC Pavilion

Discussion on a food truck. Mary to review with Barry and proceed

Neighborhood watch: Shirley - new signs

Emergency Preparedness: Marilyn - Discussion with CCC Safety – recruitment discussion

New battery added, pads need replacement.

Architecture: Bob – Painting of A neighborhood will commence in July

Waiting for more painting cards

\$200 for cornerboards v previously quoted \$500.

Corporate Transparency Acts – Board members need to provide Name, Date of Birth, and ID number.

New Business

Water leakage and insurance claims: Claude Campbell is discussing with Randy and Steve on options.

Electric sensors also discussed

Potholes

Adjourned: 4:29

Open Forum – No comments

President's Report May 15, 2024

- Debrief on Annual Meeting. Review (not approve) minutes. 55 attended. Thanks to everyone who helped.
- Contributed to Villager Article—holding to talk with other HOA presidents.
- Follow up on potholes issue. see new business
- Follow up on insurance claims. see new business

Property Manager report: May 2024

System for logging all CHOA calls/requests. How many calls? General summary of the types of calls? Anything you are learning from keeping a log?

308 calls and emails from 1/2/2024 – 4/30/2024

I received calls for insurance, landscape, painters, architectural, pools and more.

I didn't realize I got that many.

Dropbox: reminder to board members of how to access it. Dropbox sent out an email when we started with an invite, and you have to set up a username and password then usually it's automatic when you go to the site. I can send you the invitation if you need it.

Insurance claims: How many last year and this year? Total cost to CHOA? I think we're discussing this under new business.

Pool signage. Working with comcast to get the 911 phones in, then I must contact 911 office to find what address to put on them.

Weather stripping on double door. Our people are working on pools we'll tackle that when we get all the pools open.

Reserve Study. Completed. Sandie and I will explain it to the board.

Sidewalk handrail. Should be installed this week.

Water sensors? What do you know about them? **New business item.**

Phones for pools. Do we need to put this on the agenda under new business. **Phones are here. Comcast is working on getting them installed.**

Treasurer's Summary Report

You will notice that all the past due homeowners are off the list except for our short sale. They now say this house will close at the end Of June. Our Lawyer has given the bank a payoff from us up to June 30th of all charges owing. No promises that we will receive any money.

We had two TCD's come due in April. \$46,000 rolled to a \$47,000 TCD. A \$197,000 rolled to \$205,000 TCD. Feds haven't dropped rates yet as they say they are trying for a soft landing. Maybe rates might/will drop in September?

Our insurance invoice went out with the letter from State Farm.

Because the letter from Jay Puppo was earlier than we would have sent our letter out we posted our insurance dues to the homeowner accounts early as well. This caused our AR's balance of \$114,453.99. This amount will decrease as we collect checks from homeowners who mail in their checks. And-the 1st of June those Homeowners on ACH will be debited for insurance due helping to decrease the AR high balance.

EMERGENCY PREPAREDNESS BOARD REPORT May 15, 2024

Marilyn Ellwood

For the past month I have been working on recruitment of additional neighborhood captains. Shirley Hoem and I met with Judy Winther and Tracy Meyer from the Charbonneau EPPS committee. They are willing to help with recruitment for Neighborhood Watch as well as neighborhood captains. They have had extensive experience with both areas. Currently CHOA has 2 neighborhoods without any neighborhood captains.

The AED in Rec Hall C needed a new battery. The battery was purchased and has been installed. It was also noted that the defibrillator pads for both the adult and pediatric components were expired. Upon approval, they will also be purchased and installed.

Agenda

Wednesday May 15, 2024 at 2:30 p.m. - CHOA Monthly Board Meeting at Rec Hall C and zoom

Zoom: <https://pdx.zoom.us/j/89827677816>

2:30 - Welcome and Call to Order

- **Note for guest: Please remember this is a board meeting, guests are not to interrupt unless asked to speak by the chairman. If you do have a concern, it is best to put your concern in writing prior to the board meeting so that the board will have time to thoughtfully consider your concern. – Thank You**

**Minutes from Last Meeting Approval -ALL

2:31 Executive Session

2:40 Open Forum

Questions from Resident Attendees – 2 minutes maximum per person

2:50 Reports

Treasurer's Report and reserve study—Sandie Maki**

President's Report

Property manager report

3:15 Old Business

- Committee Updates
 - Pools and Rec Hall-- Judy/Steve
 - Landscape- - Karen
 - Welcome- Mary
 - Neighborhood Watch—Shirley
 - Emergency Preparedness—Marilyn
 - Architecture committee—Bob
- Corporate Transparency Act

3:50 New Business

- Insurance claims: water, fire, and glass
- Electric (ting) sensors and water sensors
- Potholes

4:30 Adjourn

Executive Session (as needed) – Need to vote to move to executive meeting

** No need to approve by vote monthly minutes or treasurers report