

CCHOA Board Meeting – March 5 2024

Attendees: Clarence Brantley, John Ellwood, Larry Heck, Ralph Crittenden, Andrea Serra, Jim Clincher, Hossein Salimnia, Scott Whitford (via teleconference), Chris Ruppel, Molly Balbach (Molly arrived 15 minutes before the meeting ended and was present for voting)

Not Present: Bill Woolsey

1. Maintenance Update:

- a. Sinacori landscaping's maintenance proposal was reviewed. Scott noted that their performance was lacking and encouraged Chris to entertain competitive bids from other companies. Chris agreed and will come to the next meeting with alternatives from 2 other landscapers.
- b. Proscape yard's proposal was reviewed. They increased their rates 4% YoY and are looking for a response by March 15, with first fertilization set to start on April 1. Given the timing the Board elected to continue with them for the 24 season and in the fall Chris will look into alternatives to see if we are still receiving optimal rate and service.
- c. Tree upkeep. With the recent storms, there are several areas (2 on Lakeview, one on Cross Creek, and one at the Sheldon entrance) where trees have fallen and we need to have them cleaned up to ensure the grass-ways are clear for yard work. John will look into this to find a suitable service.
- d. Sprinklers will continue to be managed by our current vendor H2O.

2. Financial Update:

- a. Larry Heck reviewed the 2023 actuals and the board agreed the report was ready for posting to the website.
- b. Varying priorities for the 2024 budget were discussed, including:
 - i. Drain maintenance – Scott will assume this responsibility going forward.
 - ii. Pond maintenance – John asked Molly to assume this responsibility going forward.
 - iii. Tree pruning and servicing – John asked Jim to assume this responsibility for the subdivision going forward.
 - iv. Lighting – Larry has secured agreement for a light near his home and Scott was informed at the end of the annual meeting that the homeowners at the end of McGreggor as well, so that puts us 4 total.

3. Board Replacements:

- a. For zone 6, Clarence is stepping down and Golsa Yaghoobi is in that zone and was unanimously approved to fill in the vacant seat.

- b. For zone 5, where John served, Scott will solicit the 11 homes and see if there is any interest. Absent any volunteers, we will consider representation from outside the zone.
 - c. John Ellwood nominated Bill Woolsey to follow him as President and Jim Clincher seconded the nomination. Scott Whitford indicated he was also interested in serving as President. A vote was held and Bill Woolsey received 8 votes and Scott Whitford received 2. Bill Woolsey is President effective immediately.
4. Joe D. attended to say that the increase process was done improperly because he didn't receive anything in the mail. There was no new angle to his comments and the Board assured him that we were confident in the proceedings and were fine to proceed.