

# **CCHHOA Board of Directors Meeting**

**August 23, 2024**

Present: Kyle Dickson, Mike Daniels, Cathy Fletcher, Linda Wieland

The meeting was called to order at 6 pm.

## **Committee and Officer Reports:**

**Treasurer** (Cathy Fletcher) - Cathy reported that we currently have \$7500.00 in the pump reserve fund and \$2500.00 in the fence reserve fund. Our balance on hand is \$9,083.41. we were reminded that our fiscal year is from January 1 – December 31<sup>st</sup>.

**Secretary** (Linda Wieland) – Linda reported that 2 homes are currently under contract, 2699 G1/2 Rd. and 762 Continental Court. All pertinent HOA information (By-laws, CCRs, Etc.) has been given to realtors/sellers. Our new neighbors will be Cody and Kayla Taylor (762 Continental Ct.), and Teresa and Michael Creech (2699 G1/2 Rd.)

**Vice President** (Mike Daniels) – We have received parts from Munro Pump to rebuild on of the pumps. Kyle will do this over the winter in his garage. Mike questioned whether we should put new seals on at the end of this season or the beginning of next season. It was determined that if there is leakage now, we should reseal now, otherwise wait so the seals don't deteriorate over the winter. The new and old pumps will be switched out this coming week.

**President** (Kyle Dickson) Kyle presented to the Board the Corporate Transparency Act requirements and we completed Online Registration for all Board members.

**Old/Unfinished Business** – Prohibition of Short-Term Rentals: we reviewed the first draft of the amendment that was prepared by our lawyer, Wilton Anderson. It was discussed to move a definition of

“short-term rental” to the beginning of the document so people know what we are talking about, to correct “second amendment” to “third amendment,” and under item 14, to add “social media platforms.” Also, to discuss with Wilton adding “with no exceptions” to the prohibition of short-term rentals. Kyle will get in touch with Wilton concerning our corrections and questions. The next steps we need to take were discussed. We will have paper ballots. It was decided that for voting, the ballots will be sent by mail, and if we get no response, we will then hand deliver the ballot. We spent time talking about the design of the ballot to preserve privacy and keep the vote anonymous. Vote counting procedures for the secret ballot were discussed and who should count the ballots. No Board members will be part of the counting team. The ballots will only be opened by the vote counting team. Once we receive the corrected, drafted amendment, we will set a date to send out information and ballots. A two-thirds vote of the homeowners is needed for approval of the amendment. One vote per household.

**New Business** - Kyle presented procedures and a form letter to send to homeowners deemed to be in violation of current amendments. This was prepared in accordance with the CCIOA Act. It can be viewed on our web-site.

The meeting was adjourned at 8:00 pm.

Minutes respectfully submitted by,

Linda Wieland

CCHHOA Secretary