

CHPOA Board mtg 3/28/24

Minutes as done by Johnnie B, with some adds by Tom M.

Attendees: Jim McCormick, Johnnie Buzek, Libby Rehm, David Born, Tom Moretti, Sally Park, Bob Leavitt (via Zoom). Absent: Amanda, Mike, Jan

Meeting Commenced promptly at 3pm

• Garage Sale (Sally)

- June 14/15 8am - 2 pm
- JB do web site setup for garage sale, including map of addresses participating in sale
 - hard copy of map available at each sale site?
 - post info for people who want to participate on website & Facebook page (get info from Sally/Amanda) – Participants need to notify Sally/Amanda for address
- Jim will post sign about upcoming garage sale soliciting participation approx. May 15

• Membership/financial report (Johnnie)

- presented member totals to date and current bank balances
 - 180 paid members (7 underpaid amount)
 - Johnnie to reach out to underpaid members
- JB send email out next week to unpaid members?
 - give them additional time to pay (pay before May 1); one-time extension
 - review wording with officers before sending email
- Bob to update payment option on Paypal
 - Thought that PayPal will accept correct or incorrect amount. Will confirm.

• Budget for rest of year

- Jim says we'll need about 6 more signs at \$100 each this year
- 2 newsletters (spring/fall) - \$1500-\$2000 each
- slash pickup - \$7500-\$8000
- attorney fees - TBD
- supplies/food for community picnic
- PO Box (194), Sec of State Inc. Fee (\$??), Hosting Fee (131), Insurance, other

• Discussed New member encouragement

- email to unpaid members noted above
- Tom will do another post on Facebook page
- newsletter will remind people to pay if they haven't (and will show \$60 as the amount to pay) perhaps with QR code that links to payment page
- JB to contact Alissa Anderson to see if she can provide us a list of property transfers in 2023 and so far in 2024
- David Born may head up personally contacting new owners to welcome them and provide some info re CHPOA
- TM: To draft Welcome Letter for Realtors/Title Companies on our Website

• Resolutions Discussion and Review

- Tom would like to get on website/Facebook in a couple of weeks
- attorney has reviewed/approved the proposed clarifications
- Tom specified some formatting including a pre-amble and final paragraph for each, similar to those on old clarifications of nuisance already on CHPOA website, Libby and Jim proceeding with these changes.

- Tom will mention in newsletter and on Facebook to ensure Residents are aware of Clarifications.
- some review of the nuisance clarifications resolution (questions raised by Jim and Bob)
- *FINAL – Once remaining edits are made, BOD and Officers will have Zoom Call to “Ratify/Approve” these Resolutions for final posting*

- **CHPOA Community Picnic event (TM)**

- Sat Aug 10 4-8 pm, Stanley Park, Large Covered Picnic Shelter with two grills
- CHPOA will provide hot dogs, condiments, and drinks to encourage people to come
- TM: to bring back budget amount
- Other thoughts to draw people to the event are welcome.

- **CHPOA Annual Community meeting**

- July 9, EV Community Center/Rec Center, Lower Level
- any suggestions for guest speaker send to Tom
 - need to invite someone soon if we're going to have someone
 - David Born sent name of Larimer County Compliance Officer. TM to contact/invite
- two rooms reserved because expecting larger turnout due to potential discussion of covenant changes and possibly mandatory dues (TBD pending Attorney consultation relative to Regulation impacts potential to our Association).

- **Weeding event status (Libby)**

- Sat April 27?
- to clean up weeds in the Scott's Ponds open space
- agreed Libby should pick best date & send to board for confirmation

- **Larimer Cty grant application (Bob)**

- filed on time and county confirmed receipt of application
- applied for \$7500
- David brought up whether the subdivision can do own collection/disposal. Discussed, while it is a possibility to save money, we would need to solicit volunteer support from many in the community needing trucks, trailers, time/effort. Awaiting Grant decision before considering further.

- **Spring/Summer Newsletter**

- Tom will work on it in next few weeks
- topics
 - resolutions clarifying nuisance & architectural requirements in covenants
 - weed control & upcoming weed mitigation event

David to send Weed write up.

- membership dues pmt
- garbage control
- discussion of possible mandatory dues requirement
- code compliance
- Events: CHPOA Annual meeting, Garage Sale, Weed Event, Community Picnic info

- **CHPOA Signage (Jim)**

- slash pickup? don't know timing yet
- community garage sale - put up May 15
- annual meeting - put up after garage sale (May 16th?)
- community picnic - put up after annual meeting (July 10th?)

- Covenant vote (TBD)
- Covenant Controlled Community
- Jim sent out sign content for review earlier

- **Discussed Board Member Recruitment**

- encourage people who might be interested – Id'd three potentials so far.
- Seek out Community minded individuals that would bring strengths and positive thinking to CHPOA. Not discussed – Beware of those who are hyper critical, or negative

Meeting Adjourned 4:33pm