CCHOA General Meeting 11/10/2024

*Meeting is brought to order. In attendance are Board members Gillen Joachim, Mary Kubiak, Jenny Christoffersen, Karina Diaz, and Alex Auxier.*

*17 members are in attendance. 16 households in total are accounted for. Quorum is confirmed.*

*Voting process – VP – Jenny (2-5 minutes) - Confirm all members have ballots and/or proxy votes, will have time to fill out and then a break during reports to turn in. Ask what members have proxy votes and for which other members. Take note of the number and then count number of proxy votes turned in.*

President’s report – Gillen (15 minutes)

* Welcome future President Jeremy Holt.
* Goals at outset of 2024 – Continue improved communication, add homes to the HOA, increase reserves, complete reserve study, plan improvements
* Pool survey completed. Board has contacted county officials to determine if we can get our pool structure “grandfathered” in for the redesign.
* Increase number of people involved in Board and committees
* Annual assessment delinquency is at 0%
* Board would like to break ground on new pool house in 2026. A vote of 2/3 majority at an assessment meeting will be required to do so. Quotes for redesign are being worked on currently.

VP and Pool Report – Mark Kubiak

* Dynamo pool contract ends 12/31/24.
* We plan to shop new bids from pool services companies. Mary is in contact with SEARS for bid and details of management. Mary to arrange meeting with Gillen and Sears pool service company.
* More volunteers are needed for the pool committee.

*Break to ensure all ballots have been collected. Secretary Alex begins tallying the count.*

Treasurer Report – Jenny Christoffersen

* Looking into benches and tables for courts. Waiting on Ryan Bobbit workers to have time for possible build.
* New retaining wall at tennis courts has been installed
* We are doing well with outside members and we budget for (10) but accept up to (20)
* Dues will increase by 5% in 2025.
* Gillen mentions that we have increased our reserve significantly over the last 4 years. This allows us to have more access to bank loans.
* We still have not paid the invoice for the tennis court retaining wall, which will reduce our reserves.

*Member Chris Woomer – Asks whether or not we are making more money than we’re spending. The answer to this question is yes.*

*Member Leah Ward – Asks how much money we have in reserve. The answer is roughly $113,000.*

*Member Lead Ward – Asks when we will do an assessment. The answer is that we will do the survey beforehand so we can determine what’s possible in the assessment.*

*Member Chris Woomer – Mentions that ranked voting might be best for our pool assessment survey.*

Gillen – Community comments – our HOA continues to be a wonderful place to live. Over the past four years, we have made continuous and sustained progress not only on the board but also to our amenities. We are so thankful to Jenny Christofferson for four years on the board and helping with so many of the projects for the HOA during that time, including making out accounting much more transparent. We are sad to see her go, but glad for her service. We look forward to the work to come and encourage you all to consider service to the community here in some way or another. I am also happy to pass the baton to our next President. I have enjoyed serving the HOA for four years and it is time to allow others to serve in that role

*Vote count is 16 households voting unanimously. CCHOA 2025 Board Members, as voted, as Jeremy Holt (President), Mary Kubiak (Vice President), Tom Griffith (Treasurer), Alex Auxier (Secretary), and Karina Diaz (Member at Large).*

*Motion to accept the board member vote is called by Mary Kubiak. Motion is seconded by Chris Woomer. Vote is approved.*

*Motion to adjourn meeting is approved by acclimation.*