



Chestnut Creek HOA General Annual Meeting

March 24, 2021 at 7:30pm

Location: Chestnut Creek Pool Parking Lot

In attendance: Approximately 50 people representing 37 memberships (including some by proxy)

Please note all times are approximate – I will be more accurate on future minutes—GJ

7:40pm – Meeting brought to Order by Current HOA President, Steven Abernathy

- Hellos and general agenda

7:45pm - Discussion of Incident at tennis courts viewing stands in 2019, suit in 2020 and settlement in January of 2021. Insurance co settled with claimant for \$130,000. That, plus a storm damage claim to the fence in 2020 resulted in non-renewal of coverage by current carrier. Current policy will end on 4/19/2021.

- Board working on quote from current broker with different carriers, plus working with additional brokers on quotes.
- Tennis team is playing all matches elsewhere currently
- This will impact the pool when it opens if a new insurance policy is not in place

8:15pm - Pro-forma budget distributed to members present.

- Includes estimated and significantly increased policy premium for HOA grounds insurance at \$16,000 per year.
- Queries posed on shopping insurance and ground maintenance
- Motion for vote to approve the pro-forma was seconded and approved without any “no” votes

8:25pm – Board member voting

- President – candidates: 1. **Steven Abernathy (incumbent) - 25 Votes-W**, 2. Tom Coffey (current Treasurer) – 11 Votes
- Vice President – Jenny Christoffersen ran unopposed
- Treasurer – Jenni Gritsavage ran unopposed
- Secretary – Gillen Joachim ran unopposed
- Member at Large – candidates: 1. Magda Young (incumbent) - 18 Votes, 2. **Ryan Bobbitt– 19 Votes-W**
- Motion for vote to approve the Board members was seconded and approved without any “no” votes

8:45pm – Meeting Adjourned by President Steven Abernathy