**Chestnut Creek Homeowners Association**Annual Meeting Minutes  
November 5, 2023

1. Quorum was present and the meeting was called to order
2. President’s report – Gillen (15 minutes)

* Goals at outset of 2023 – Continue improved communication, add homes to the HOA, increase reserves, complete reserve study, plan improvements
* Successes –Increased reserves, continued dues arrearage and delinquency at **ZERO**, new homes added. Continue to add to number of members involved in board, committees, and volunteer.
* Still more to go – LRPC is helping with plans for what needs to be done and prioritize that work (both repair and replacement.)

1. Pool Committee report – Mary Kubiak

* Mary reported a successful pool season. Thanks are given to Leah Ward for her efforts as head of the committee.
* Moving forward, the committee chair will be compensated the HOA dues for the year. Patti Griffith has taken on this role. She will be aided by 3-5 additional volunteers to help spread out the workload. Leah Ward will be retroactively compensated for her work during the 2023 pool season
* Joey asked if we were looking into different pool companies as he expressed his distaste for the current one. Mary stated that we are.
* Mary informed everyone that we have a formal pool rental/party policy.
* Patti Griffith said that 2-3 tops of the canopies need to be replaced. She also put in another bucket seat on the swing set.
* Mary reminded everyone that we need a 2024 swim team coordinator.

1. LRPC committee report (5 minutes) – Mac Rex

* Mac introduces himself. He talks about the reserve study we did, explaining the purpose of the study, which is to show what items we will need to address as far as infrastructure repairs/upgrades/updates.
* Chris Woomer asks if the reserve study is available for public viewing. Jenny informs him it is on the Chestnut Creek website under “documents.”
* Gillen informs everyone that we are considering an assessment to upgrade our pool house.
* The reserve study helps us account for what we will absolutely have to do while trying to meet the goal of a pool house replacement.
* Kate Lindsey asks if we have implemented any of the things mentioned in the reserve study. Gillen informs her we have, including the playground, fence next to pool pavilion, and the viewing deck at the tennis court. Gillen says we are using the reserve study to prioritize basic maintenance needs.

1. Treasurer’s report – Jenny Christoffersen

* All houses are in the MoneyMinder system complete with membership status and owners (if a rental property). We have 125 Recreational members, 15 Civic members and 30 non-members.
* We implemented electronic payment through CheddarUp. 40 internal and external members took advantage of this option. ChedderUp is fully integrated with MoneyMinder; so pulling payments into member accounts with their household information and electronic waiver is a piece of cake.
* For three years in a row, every member has paid their assessment. Shout out to Gillen who takes the hard conversations when they need to be taken (not very often).
* The fiscal year has been changed to the calendar year to make it will be much easier for volunteer treasurers to account for income when it all comes in the same fiscal year.
* Do not view the reserves in the bank as “safe and comfortable.” We are constrained to a 5% dues increase by the by-laws. We will not be increasing them in 2024 as we don’t believe our current infrastructure is “in line” with the amount we’re charging.
* Chris Woomer asks a question regarding the budget of the landscaping. He wants to know why we went over budget. The reason was because of the tree that fell at the Healy’s house (by the path to the tennis court) during a storm.
* Womer asks about the percentage return we’re getting on the CDs we have with the bank. Jenny informs him that we have consolidated our accounts to one bank and that we are converting our CDs to a money market account with 3.5% interest. One CD left to mature.
* Gillen and Jenny had a meeting with the bank regarding the possibility of a loan. The bank said that it might be possible but will be based on the agreed upon terms.
* Jenny informs everyone that we have not filed our taxes previously. Taxes were filed for FY21/22 and FY22/23. According to our accountant, we don’t have to pay taxes and not having filed before shouldn’t be an issue with the IRS. Filing however will matter to a bank that is considering loaning us money.

1. Community comments – Gillen Joachim

* Our HOA is a wonderful place to live and love. We have seen old friends leave and new ones come into the neighborhood.
* Over the past few years, we have made continuous and sustained progress not only on the board but also to our amenities.
* We are so thankful to Ryan Bobbit for three years on the board and helping with so many of the projects on our amenities during that time. We are sad to see him go, but glad for his 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.

1. Vote count tally announcement – Ryan Bobbit

* Ryan announces that the voting is unanimous (14-0)
* The 2024 CCHOA Board is confirmed

Mary Kubiak moves to accept the ballot results. Chris Woomer seconds. All present were in favor.

1. Call to action – Jenny Christoffersen

* We are happy to serve. But next year our succession plan will need two new board members.
* If you are interested in serving on board, please let us know.
* There are also committees to join and other ways to help. There is a place for everyone to contribute if they want.

1. Meeting is adjourned by Gillen, seconded by Alex. Approved by acclimation.