

2024 Annual Homeowners Meeting of the Chandler Woods Homeowners Association

Held on February 29, 2024 via ZOOM

MEETING MINUTES

Call to Order, Introduction and Welcome

- The meeting was called to order at 7pm by Thomas Whisnant of TRAC Management and a quorum (at least 10% of members present per the association by-laws) was established with 21 members in attendance. This included all board members present: Josmell Perez, President, Melvin Green, III, Treasurer, and Nathaniel Goetz, Secretary. Also attending was Felicia Stroud of Community Home Trust representing the Townhomes in the community.
- Mr. Whisnant introduced the agenda with no questions or comments from members present.
- Mr. Whisnant, the Owner and Senior Manager of **TRAC Management** introduced himself, and team members Cyndi Whisnant and Dave Winter. They are the new HOA management company replacing Pindell-Wilson as of January 1, 2024.

Election of Officers

- No applications had been submitted for the election of a third board member to replace outgoing member Nate Goetz. There was a call for candidates but no one responded. No election was held. The Board will continue to prospect for a third member. Nate Goetz will continue as a member of the ARC committee.

Financials

- Mr. Whisnant gave an update on the financial state of the community. The 2024 Budget was previously approved by consensus at the November 2023 Annual Board Meeting. There were no questions from the membership.
- A big unknown at the time of this meeting is the cost related to the stormwater ponds which may require remediation after their inspection in April.
- Going forward, a Reserve account should be established if possible this year.

Future Project/Possible Special Assessment

- Cyndi Whisnant presented a slide show with information about creating a walkway in the gravel area along the community garden. This has been an on-going interest in the community and TRAC has contacted the Town of Chapel Hill to see what would be allowed and what the process for this would be.
- This gravel road is an emergency vehicle access road so any changes to this must be approved by the Town as well as the Fire Department. The process requires Chandler Woods to hire an engineer to create the plans for the area that would be submitted for permitting. The Town would not permit a sidewalk because it would change the impermeable ratios for the property. They would consider allowing us to pave it. They may allow changing the gravel if the Fire Department believes it would support their vehicles.

- There is not enough funds in the Operating Account to cover this project so the community would need to vote to approve of any plan and vote to fund the project by a 2/3 majority.

Q&A from Members

- There were questions regarding the use of the community garden and how one could get a plot. This information was discussed, and it was agreed that it should be put on the new community website.
- Several members expressed a concern about a dog running off-leash in the neighborhood and what the best ways of addressing this would be. The dog came from one of the townhomes so Felicia Stroud agreed to contact the owner about this. In general, it was discussed that dogs off-leash should be reported to Animal Control or by calling 911.
- Parking remains an issue at Chandler Woods. This is especially true for Townhome owners as this is their permitted parking area. On-street parking is not allowed as it creates a fire hazard by impeding emergency vehicles. These are public roads so the HOA cannot change this.

Closing