

**MINUTES**  
**OF**  
**CHAPEL HILL HOMEOWNERS ASSOCIATION**  
**October 7, 2023**

Annual Chapel Hill Homeowners Association met on October 7, 2023 Chapel Hill Court. A sign-in sheet was used for roll call.

Meeting was called to order by Jim Jameson, HOA President. Each person present introduced themselves and gave home address. There were approximately 30 property owners present. When voting, residents were to vote once per property.

It was discussed and agreed Committees will function together and no one person will on a committee should make any decision as an individual.

Confirmation was made that property at 2386 Chapel Hill Dr. had been sold.

Annexation of Chapel Hill to the City of Mobile was explained. McDuffie will service our trash and garbage as a sub-contractor to the City .

The City Engineers looked into our drainage problem but have not decided if the City will take this on as a city project . Last bid to our HOA was near \$58,000 & is only possible in the long term for our HOA.

It was discussed that the HOA Board has voted and agreed to pay the Alabama Power buyout of \$16,301 & not get a loan. The loan rate is 10.39% with a 5 year payoff and the \$4,668 interest would be a burden to the HOA. It was discussed that the \$16,301 will be repaid to the HOA reserve partially by the savings from not paying power/light at rate of approx. \$4,000 a year and by the \$3,000 annual increase in dues that was implemented a few years ago.

There was discussion over the letters sent to property owners who had a violation of the Covenants and Restrictions. It was stated that nonconformance could result in fines or liens on the property. It was also suggested to read the By Laws and Covenants and send a follow-up letter when violation correction work is completed. By Laws and Covenants can be found in the Chapel Hill HOA web-site.

David Brownlow, HOA Treasurer, gave the Treasury Report and handed out copies. Jim Jameson will assist David in the Treasurer's role through January.

Linda Robbins asked, "What are we going to do with our lawn equipment now that we have lawn service?" The equipment is paid for and in storage. We are out-sourcing services of cutting, edging & blowing at a fixed rate. Any extra work such as trimming shrubs & putting down fresh pine straw are a large expense. Jim Jameson commented that since covid19 the HOA has had a hard time finding a person to do the lawn & other duties. Comment was made that our entrance was well maintained.

Election of Officers: President: Frank Cavin

Vice President: Paul Wood

Treasurer: David Brownlow

Secretary: Kathy Nobles

**Board Members:** Bennie Mosely, Lisa Hylton, Jeff Scoggin, Linda Robbins, Rob Golden, & Charlie Allen.

Respectfully submitted,

Arta Musial, Secretary