

CCHOA MEETING Minutes
12/17/2020

Meeting called to order by Sabrina Ward at 6:30 pm

In Attendance: John Connors, Katie Windham, Stephanie Babson, Sabrina Ward, Jess Krantz, Matt Squires

Not in Attendance: Eric Lippert

Treasurers Report: No treasurers report – see online report from Archway Management

Old Business:

- Annual meeting in March will be held at the soccer field due to challenges with meeting inside due to COVID19.
- Voting for new board members will be done online this year through Archway Management due to cost being \$20-30 vs. \$500 for a mailout. Any homeowner that needs a paper ballot, please contact the board or Archway Management. Voting will take place in December and all votes should be cast by December 21st.

New Business:

- Thank you to Jess Krantz for painting the gazebo! It looks amazing.
- Due to multiple complaints a letter was sent to 395 Knollwood regarding RV and boat in front/side yard of the home. Request for it to be brought into compliance with covenants.
- 417 Knollwood – during delivery of portions of house damage was done to the grass and ditch around the circle. A letter will be sent asking that the company make or fund the repairs to the common area.
- Complaints by homeowner on Derby reporting individual on dirt bikes riding through yard and harassing the homeowner. Sending letter to the homeowner asking that they stay off of neighbors' property with dirt bikes and request respect for neighbor's property. Regulating this type of trespassing behavior is outside of the HOA's power.
- Homeowner at the end of Candlewood made a formal request asking the HOA drainage pond at behind his home be dredged. The HOA board will communicate with the homeowner to further investigate the concerns coming from this pond's drainage or lack thereof. May ask Dragonfly to give free estimate/assessment the next time they are in the community.

Driving: Please stay within the 25 MPH speed limit. You can be turned in to the sheriff for reckless driving in a private community. The circle is one way. It is extremely unsafe to drive the wrong way around the circle for other motor vehicles and also for kids and adult pedestrians. Let's keep our neighborhood safe.

Adjournment By:

Sabrina

Time: 7:30 pm