

CHA Minutes – January 19, 2021

Members Present: David Bidy, Melvin Rohling, Jim Henry, Joe Carter, Ed Harris, Richard Healy,

NHM: Angie Glass

Minutes were read and approved.

Board Member: The board reviewed Frederick Chatman's bio and all agreed to appoint him to the 2021 board. Angie to reach out to Mr. Chatman and let him know so can start joining the board meetings.

Guard House: there has been no response from the party responsible for the damage to the guard house. Melvin to send Angie a copy of the police report from 7/27/2019 and a copy of his insurance and she will see if a claim can be filed to cover the damage. The cost to file suite for the guardhouse damage would be \$2250.00 so the board wanted to try to file a claim first.

2021 Budget Review: The board approved the proposed 2021 budget as presented by Angie with Neighborhood Management.

Management Report Overview: Largest fee amount owed is \$8,201.29. 4 accounts over \$5,000.00. 1 acct \$4,000.00 - \$5,000.00. 3 accts between \$3 - \$4,000.00. 1 acct \$2,000.00 - \$3,000.00. 5 accts \$1,000.00-\$2,000.00. 19 accts under \$1000.00.

Neighborhood Information

Compliance Check: Several mailboxes need to be painted and numbers replaced and also driveways need to be pressure washed. A general letter will be sent out with he invoices asking homeowners to paint and replace numbers on mailbox as needed, maintain yards, refresh mulch and/or pinestraw. Also, remind homeowners to submit for fences and new builds or any exterior changes to their home. Also, not to post signs on the street poles. If damaged is caused to the street pole the owner who posted the sign will be responsible for the sign painting repairs that are needed.

Monument Insurance: Board all approved to add the property insurance to the insurance policy excluding Carrington Farms since they already have property insurance. This expense is included in the 2021 budget.

Other Business: Curb damage on Carrington Drive was discussed. Angie to reach out to the City of Trussville to see if they will repair.

NEXT MEETING: Monday, February 15, 2021 Virtual Teams Meeting.