

# CHESAPEAKE HOMEOWNERS' ASSOCIATION

## ANNUAL MEETING

Flanner and Buchanan

October 28, 2025, 7:00 P.M.

President Jim McGuinness called the 2025 annual meeting to order at 7:00 P.M. He welcomed our neighbors, recognized many new neighbors, and introduced the board: Jim McGuinness president; Jack Farling, our new treasurer; Tom Schmidter, grounds; Karen Davison, ponds; and Bill Jones, secretary. Twenty-seven lot owners attended, not including spouses or board members.

Jim talked about some of the developments in the neighborhood. We are working to improve the common grounds along 79<sup>th</sup> Street and Sunnyside. Tom has divided the grounds into three sections. The berm along 79<sup>th</sup> on the west side of Harborton had work done this year. Next is the section from Harborton to Sunnyside. Home sales in Chesapeake have been brisk, with fourteen homes sold, one pending, and more active. We welcomed Jack Farling as the new treasurer. Jim McGuinness is now acting president. Board members gave a brief description of their responsibilities.

Jim presented a budget report for 2025 and a proposed budget for next year. Next year's budget is very similar to the 2025 budget. The annual assessment for 2026 is the same, \$450. It appears we will finish the year with a small amount to add to the reserves. Jean Davis questioned the amount of the reserve account.

Tom Schmidter reported the grounds are in good shape. The aging irrigation system seems to demand constant repair. He discussed Midwest Landscaping System performance. The company has done well. Tom has divided the common grounds into three sections. Section one is the berm along 79<sup>th</sup> on the west side of Harborton. Several dying or dead trees were removed with some replaced this year. Next is the section from Harborton to Sunnyside. We will own our Christmas decorations to be stored by the landscaping company.

Karen Davison talked about the condition of the ponds. The ponds have looked generally good this summer despite the heat and drought. We are pleased that the Geese Police and their trained dogs will be returning to us next season. She reports the website is up to date with neighborhood information. The fountain cables have been wrapped with stainless steel netting to prevent muskrat damage. We are trying to find someone to remove debris from the west pond at Hooper Strait. Our pond service company is ASAP.

Several neighbors had questions. The Geese Police are a large expense. Are the results worth the cost? While we have some geese, the number is much smaller than before we began using the service. The need to watch for nests and refrain from feeding the geese is still quite important. We cannot harm the geese or their eggs. A license is required and carried by the service. Trash cans are evident at many homes. Despite the Lawrence and covenant requirements to hide them from sight, they are left out front.

The board members were affirmed by motion and second.

The meeting adjourned about 7:50.