

CHESAPEAKE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

Flanner and Buchanan

October 25, 2022, 7:00 P.M.

President Parge June called the 2022 annual meeting to order at 7:00 P.M. She welcomed our neighbors and introduced the board: Parge June, president; David Snow, treasurer; Tom Schmidter, grounds; Karen Davison, ponds; and Bill Jones, secretary. Thirty-one owners attended, including board members.

New neighbors since last year's meeting were named: Margaret Campana, 7745 SPC; Marietta Carlton, 10814 Seaview; Michael and Terri Dillman, 10775 OBC; Julie Duncan and Christopher Douglas, 7758 HSD; Jack Farling, 10827 Seaview; April and Tyler Ihrie, 10747 Seaview; Kathleen Johnson, 7748 SPC; Kelly Linn, 7848 CDW; Linda and John Reinacher, 7868 CDE; Michael Roders, 7828 CDE; Jill Stephenson, 7842 CDW; Analie Townsend, 7812 CDE.

Parge June talked about some of the developments in the neighborhood. Home prices in Chesapeake have risen 8.18% in 2022. A lengthy discussion ensued to address the corporation/rental acquisitions going on in the area. Many neighbors have expressed concern for years about rental homes, which may or may not be well cared for. With the corporate purchasers, often out-of-state LLCs, concern has increased. At least one home on Oyster Bay Court has been bought by a Minnesota LLC for rental purposes. The board has contacted an HOA attorney to investigate amending the covenants to discourage LLC purchases. Three options are possible: a total rental ban, a cap on the number of rentals, a requirement that purchasers live in the home for a period of time before renting the home. The members present favored the latter option, with a three-year live-in clause and a hardship clause that would allow the board to give permission to rent a home in unforeseen circumstances. We will hold a special meeting on December 6 with the attorney present to begin the covenant amendments.

David Snow, treasurer, discussed this month's budget as well as the projected pro-forma budget for next year, which is very similar to the 2022 budget. The annual assessments have been increased to \$400. With inflation and economic circumstances, costs have risen drastically. Green Touch is no longer affordable with a 45% increase in our contract cost. BAM has been contracted for 2023 with a few-thousand-dollar increase over 2022 costs. Increases in electricity and water have been painful, too. The new assessment will allow us to increase our emergency reserves, which have been stressed over the last few years. Several comments addressed the assessment increase and the use of the reserves.

Tom Schmidter reported the grounds are in good shape. The lights along Harborton were replaced this year. The irrigation control feed at Harborton and Chesapeake North had to be rebuilt. Those two projects amounted to nearly \$18,000. We are hopeful that 2023 will see our streets repaved.

Karen Davison talked about the condition of the ponds. The algae blooms have been treated, as well as the submerged weeds, rushes, and water primrose. The ponds looked generally better this spring. Some neighbors asked that the areas near the drain at Hooper Strait be cleared of brush and trash. We have not been able to find anyone who seems willing to do the clean up. We will continue to see what might be

done. The areas behind homes along the seawalls are the responsibility of homeowners. If cattails or other weeds get a foothold, we can ask ASAP to spray those areas.

The board was re-elected by voice vote after a contentious discussion about what the covenants say about board members serving a year at a time. The covenants do not say a ballot election must occur or that nominations be made each year. The by-laws require a more formal approach when a vacancy occurs.