

Minutes for CHOA Regular Board Meeting, April 14, 2025, via zoom. Members Present: Dick Parran, Cathy Hurst, Brian Warnock, Peggy Means, Eric Cadwell. Homeowners present: Lynne Boyer, Phyllis McCoy.

Dick called the meeting to order at 9:00 am AZ time. Asked for motion to approve the 3/10/25 minutes. Brian moved, second by Cathy.

First order of business; welcome and extend thanks to Eric & Peggy. 59 homeowners and a number of people to participate in board roles.

Board role: preserve integrity and financial administration, costs (roads), ranch transition, update laws/bylaws for AZ, keep documents up to speed. Worthy effort & priority of board.

Social side: Very active, Reminder that only Golf members can participate at HOA events at the Ranch. Encourage membership as we welcome new members. Expectation for vast amount of homeowners. Want you to participate!!

Next meeting 2nd Monday of May going forward in discussing summers hours for meeting. Might think about moving up an hour.

Brian, need to figure out date for next annual meeting (2026) and reserve Sonoran room, either March 30th or 31st? Need to discuss with Ranch.

Process in Nominating Committee, chaired by President . 2 openings for next year. Should start process early.

Road Refurbishment: Sandy texted this morning, no update.

Pool opening June 2nd!

Treasurer report: Dick filled in for Eric who was not on line yet. Assessments have gone out. Lisa Gonzolas will give board a report. Cash reserves close, within five dollars. Previously examined electronic payments of dues, but frequency doesn't warrant Ask Eric to help with web site administration. Don't want to spend a lot of money, but want to take what Elaine has done and and make app accessible to homeowners. Worthy effort! Try and find part time person.

Cathy DRC report: Very Quiet. Bittner's new roof in May. That's it! No new projects. Cathy reiterates, please email or call with any questions. Communication is key. Tom Armstrong is starting to discuss garage addition.

Brian- Secretary-: Nothing to offer at this time.

Peggy: Social side, BYO and Bookclub. New idea, neighbors helping neighbors! Communication issues prevented Peggy from fully participating, but she has ideas for developing this program. Separate from Secretary position. Add to web site once its up and running? Lynn suggested maybe a newsletter as well that we could all check weekly

Speed bumps, remove prior to resaling? Confirm by next meeting.
Meeting adjourned Next meeting May 12 9:00 am AZ time