

CHOA ANNUAL MEETING  
Thursday, April 3, 2024, 4:00pm Sonoran Room

Present for the Board: Doug Spencer, Dick Parran, Jim Colley, Cathy Hurst and Elaine Schweitzer

Doug called the meeting to order at 4:24pm and announced that a quorum had been reached. He reminded the group that per our Bylaws, a quorum is 51% of total eligible votes (69). We achieved over 90% of votes. All motions to be voted on must reach 51% of quorum.

Doug next reviewed the agenda and as the first order of business he asked for a motion to approve the minutes of the 2023 Annual Meeting. John Boyer made the motion, seconded by Paul Branstad and all homeowners approved.

Doug next gave the President's report (as attached) with an explanation of chip sealing useful for the discussion on road repairs.

Next was Dick Parran with the Treasurer's report (as attached). He provided the annual budget recommendation and discussed the need for the annual assessment increase. There were a couple of questions on how the estimates for future road repair were generated, and whether increases in annual assessments for road maintenance will avoid special assessments (it is hoped to). Other questions were related to how long chip sealing lasts (usually 3-5 years but we are hoping for longer) and should we consider road bonds against further construction damage (it was explained that homeowners are liable for any road damage caused by construction projects). It was also noted that street sweeping is very helpful and should be budgeted for each year. There being no further discussion on the budget, Dick called for a motion to approve the annual budget, which was made by Paul Branstad and seconded by Rob Reed and approved by all.

Jim Colley next gave the DRC report (as attached).

As Chair of the Nominating Committee, Jim next gave the NC report (as attached), first explaining the process by which a new slate of candidates is presented to the membership for their vote and what is necessary for a candidate to be elected.

Doug next announced that each candidate on the slate had been elected (Dick Parran to begin his second 2-year term, and Brian Warnock to begin his first 2-year term). Further, Doug announced that the Board-recommended 20% assessment increase had been approved by the majority of homeowners.

Doug next asked for any Old/New Business:

Ginger thanked Elaine for all her work as Secretary

Rob Walters has been following the increase of organized gangs targeting high-end (golf and seasonal) communities and asked homeowners to be more diligent with their security, especially if they leave for the season.

Linda Reardon expressed her displeasure with the speed bumps.

There being no further business, Doug thanked everyone for coming and asked for increased participation in the community and asked for a motion to adjourn. This was made by Paul Branstad, seconded by Linda Reardon and approved by all.

The meeting was adjourned at 5:20pm.

Respectfully submitted, Elaine Schweitzer, Secretary