

CHOA Regular Board Meeting Minutes
June 10, 2024
9:30am AZ time, via Zoom

Board members present via Zoom – Doug Spencer, Dick Parran, Brian Warnock, Elaine Schweitzer. Absent – Cathy Hurst

Guests present via Zoom – Sarah Moody, Nikki Reed, Sandy Cutler, John Reardon

Doug called the meeting to order at 9:30am and asked the Board to approve the minutes of the 5/13/24 meeting. This motion was made by Elaine, seconded by Brian and all approved. Elaine will post the approved minutes on the website.

Dick gave the Treasurer's report (as attached) noting that assessments are starting to come in and as there is now a healthy balance, he will move \$20,000 (as approved at the 5/13/24 meeting) plus an additional \$10,000, from checking to money market/road funds. This motion was made by Elaine, seconded by Brian and approved by all.

In Cathy's absence, Doug gave the DRC report and noted there were no significant updates.

Elaine noted the same for the Secretary's report.

Doug gave his report, asking the Board to review our enforcement policies for the next meeting and consider when and how to levy fines to drive compliance. Cathy will ask the DRC to provide input at its next meeting. Doug will check with our lawyers as to what is permissible and report back at the July Executive Board session. Doug then reported that the Nominating Committee has been finalized; members are Doug as Chair, Kathy Brumder, Ginger Collier, Sharon Martin and John Reardon. Their first meeting will be in October and prior to this, Doug will send around an email to homeowners announcing the committee and describing the process/timing. He will also ask for recommendations for the new Board candidates that the committee can consider.

Dick asked the Board to consider shifting the timing of monthly meetings to accommodate all time zones and Elaine asked that we take a hiatus from regular meetings for July and August. The Board will meet in Executive session for July to discuss compliance issues.

There being no further business before the Board, Doug asked for a motion to adjourn. This was made by Dick, seconded by Elaine and approved by all. The meeting adjourned at 10am.

The next meeting, Executive session, will be July 8th at 8am mountain time.

Respectfully submitted,
Elaine Schweitzer, Secretary