

**College Heights Estates Association
Minutes of the Annual Business Meeting
November 18, 2025-7:30 pm via Zoom**

Attended: Board members -- Earl Adams Jr., Ron Blunck, Jean Lee, Chris Oehrle, and Jie Zhang. (Other attendee names withheld for privacy) reasons.) Chris Oehrle called the CHEA business meeting to order at 7:30 pm.)

Election of CHEA officers: Chris wants to keep the current board, but noted that many neighbors have helpful experiences to contribute to the Board. The current officers are:

President: Chris Oehrle

Vice President: Earl Adams, Jr.

Treasurer and Database Manager: Jie Zhang

Secretary: Jean Lee, *ex officio*

Board members: Ron Blunck, Ted Darlington, Tate Hillmoe, Lisa Holt, Shawne Morgan, Kimberly Nugent, Jean Pirovic and Amy Sapkota.

The board moved to accept the current officers to continue serving for the 2025-2026 year.

The 2025 CHEA annual meeting welcomed attendees and reviewed the organization's purpose and recent accomplishments, including successful events and local initiatives. The board discussed and approved officer elections while reviewing financial updates, including a proposed increase in membership dues from \$25 to \$50 per year to address operational needs and maintain property infrastructure. The conversation ended with discussions about property maintenance, landscaping services, and neighborhood concerns, including traffic and signage issues at key intersections.

CHEA Annual Meeting Highlights

Chris welcomed attendees to the 2025 CHEA annual meeting and discussed the organization's purpose, including liaison work with council members and local initiatives like street sign maintenance and landscaping. He highlighted the success of CHEA Fest and praised the board for their efforts, while also thanking Tate for managing the website. Chris mentioned plans to increase communication through letters and updates, and he expressed satisfaction with the current board members. The meeting agenda included a CHEA board and officer election, a financial update, and discussions on ongoing issues such as tree removal in Guilford Wolf Place.

Eco Wellness Walk Planning Update

The group discussed the university's plans for the Eco Wellness Walk, a 6-mile loop around campus that will include Guilford Woods. Stephen shared that he had marked a path through the woods and was working on mapping the university's boundaries with a graduate student. Amy mentioned a meeting scheduled for Friday with faculty members involved in the Eco Wellness Walk project.

Board Approves Officers, Discusses Finances

The board approved the election of current officers and board members by acclamation, with no objections raised. Chris presented the financial update, noting a \$200 decrease in the checking account balance this year, as dues did not cover the \$1,600 in expenses (which includes about \$1,200 for CHEA Fest). He highlighted expenses, including landscaping, CHEA Fest, and website costs, and suggested considering a dues increase to address financial challenges and meet operational needs.

Board Approves Dues Increase Plan

The board discussed increasing dues from \$25 to \$50 per year, as dues had not been increased for over 25 years (when \$25 was more than \$50 now due to inflation). Jean expressed concern about affordability for some members, but acknowledged the need for the increase to meet expenses. This was acknowledged, but due to the annual deficit between dues and limited expenses, Ron made a motion to increase dues that was seconded by Amy. Chris asked if there were any objection. There were none. Chris announced that the dues increase was passed. Ron emphasized the need for a reserve fund to cover maintenance and replacement of common elements like pillars and signposts, suggesting expanded financial reporting to include a reserve exhibit including all of the capital items that will at some point need replacing. Dues were increased from \$25 to \$50.

Neighborhood Maintenance and Dues Review

The board to follow up on the topic of establishing a reserve fund for future capital expenditures. They also addressed the need for professional landscaping and discussed creating a vendor list for property maintenance services. The board also discussed compiling a list of rental properties in the neighborhood and to monitor them for maintenance issues. Traffic congestion and signage at the Adelphi and Campus Drive intersection was identified as a concern. The conversation ended with thanks to board members and a discussion about payment of membership dues, noting that 65 families had paid this year, compared to 69 last year and 123 in 2022, when the Board made a concerted effort to solicit due payment.

Bylaws Review

Ron suggested that the Board update its bylaws. A review was implemented and an informal committee was agreed. Earl, Tate and Ron would review and make recommendations.

Additional Follow up

Chris proposed a Board meeting to follow up on a lot of good ideas. Some residents offered help in the chat, and Chris said that he would follow up with them. There was discuss of putting up holiday decorations on CHE signs and pillars, and Shawne said that she would follow up with that. Earl said that he would review leading a capital campaign to prepare CHEA for capital

expenses related to the reserve fund discussed. Finally, Chris said that he would work on refreshing the community sign posts in the spring.

The meeting was adjourned.