Yellow Cliff, Hope and Carton Hill Property Owners Association

Board of Directors

Minutes of Annual Meeting

March 6th, 2022

Minutes of the Board of Directors meeting of the YCHCHPOA, Christiansted, VI, held at the Fire Station Shanty, in Christiansted, VI, at 5:30pm on January 20th, 2022.

I. CALL TO ORDER

Board member Dave Campbell called the meeting to order at 5:34pm.

II. ROLL CALL OF OFFICERS

Board members present are as follows:

David Campbell, President

Brian Boschen, Vice President

Barbara Peel, Secretary/Treasurer

Tony Peel, Director

Board members absent are as follows:

Jason Brinton, Director

III. APPROVAL OF THE MINUTES OF THE PREVIOUS ANNUAL MEETING

Motion by Brian Boschen to approve the minutes of the previous Annual Meeting held on January 28th, 2021. Motion seconded by Tony Peel. Motion passed at 5:49pm.

IV. OLD BUSINESS

Dave Campbell discussed the Presidents Report 5:50pm

A. EIN Number. The Board applied for and received an EIN number for the first time. And as a result the Association now have a Letter of Good Standing from the OLG.
B. Road Repairs. The Board discussed two sections of road needing repair.
C. Proposed Revision of Bylaws. The proposed Bylaws were revised by all members of the Board and written by Attorney Nate Mirocha.
D. Proposal to Increase Annual Dues. The Board discussed increasing the Annual dues of Improved Property to $500 and Unimproved property to $250.

V. Vice Presidents Report

Brian Boschen discussed the Vice Presidents Report 5:54pm

A. Road Improvements. New strategy started in 2019 to improve the roads by installing concrete swales and concrete road paving was continued by installing two 300' concrete road improvements using Heights Construction at a cost of $78,000.00.
B. Fill Dirt. Discussions with Public Works resulted in the delivery of several loads of fill dirt.
C. Letters to Senators. Letters were sent to Senators to hopefully fund road repairs through Legislative Bills.

VI. TREASURERS REPORT

Barbara Peel gave the treasurer's report at 6:11pm

A. Last years beginning balance: $ 5,252.12
B. Emergency Savings Account $ 5,000.00
C. Collected during 2021. Over $104,000.00
D. Checking Acct. as of Jan. 20th 2022 $ 7,451.75
E. Last year 51 plots were in good standing.
F. As of Jan. 20th, 2022 there are 122 plots in good standing.

VII. NEW BUSINESS

Dave Campbell opened new business discussion at 6:17pm

A. Containers on plots. The Board has received concerns about containers on lots. This should be covered under the Restriction and Covenants which the board has not looked into yet.
B. Proposed Bylaws Amendment of 2022. After discussion to vote on the proposed Bylaws item by item a motion was made by Tammy Nicoll to allow a ninety day review and comment period, Brian Boschen suggested we consider amending the motion to table the amendment of the Bylaws for consideration throughout this year. The motion was amended to table the vote on the proposed amended Bylaws for one year to allow more discussion of the proposed

amendments by both on Island and off-island members was passed 21 for to 16 against by majority vote.

C. Motion to Raise Annual Assessment. Brian Boschen proposed a motion to raise the Annual Assessment to $250 for unimproved lots and $500 for improved lots. Seconded by Tony Peel. Vote was visually counted by Dave Campbell as 30 for and 16 against. The vote to raise the Annual Assessment passed by majority however, was not presented as an Amendment to Article 4.6 of the Bylaws which would require a 2/3 majority to pass per Article 7 of the Bylaws. Vote to increase the Annual Assessment did not result in an Amendment to Article 4.6 of the Bylaws, therefore, the Annual Assessment remain as stated in the Bylaws at $200 for improved lots and $100 for unimproved lots.

VIII. Board Member Elections

Dave Campbell announced the election at 6:47pm

President:	Dave Campbell
Vice President :	Tony Peel
Treasurer/ Secretary:	Barbara Peel
Director	Barbara Hamilton
Director	Doug Nicoll

IX. Meeting Adjourned

Meeting adjourned at 7:05pm

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Ethleene Johnson, Secretary Date

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Nancy Barber, Vice President Date