**CHNNA**

**Open Executive Committee Meeting**

October 14, 2024

Location: Dead End of Chimney Hills Drive

6:30 PM

**Open Executive Committee Meeting Minutes**

Call to Order

The meeting was called to order at 6:30 pm.

Establishment of a Quorum

Introductions of the Board Members by: President - Zach Novasad, Vice-President - Marnia Davis, Treasure - John Alaniz and Secretary - Janice Rios.

10-Minute Open Comment Period

A homeowner asked when the HOA met. Marnia explained the bylaws state the annual meeting must be held once a year and board meetings can be held more than once a year. Zach stated we will have more frequent board meetings and probably be online.

A homeowner asked if the Illegal Dumping Sign is for the Dead End. Zach explained Colonial Place owes the land behind the Dead End and we are trying to reduce any dumping. Melissa mentioned the Regional Solid Waste Grant Funds for City/County. John motioned to put on the for next meeting agenda to look into the Regional Solid Waste Grant Funds.

A homeowner requested a list of the different committees. Marnia mentioned that there will be a list of committees posted on Facebook and to the community.

Open Comment Period Concluded at 6:40 pm.

Sign Engagement Letter with Cagle Pugh for legal consultation and representation.

A motion to Sign Engagement Letter was made; it was seconded it.

Discussion: Cagle Pugh is a law firm that deals with HOAs, and our bylaws and deeds restrictions must follow new state laws that passed. John asked for context, why we are pausing the violations and fines to get more clarification with the new law.

Vote to sign and amend with context, 4 Yays.

Vote to Purchase: Illegal Dumping Sign

A motion to purchase an Illegal Dumping Sign for Dead End was made, it was seconded it.

Discussion: Put a sign to curb Illegal Dumping at Dead End.

Vote to purchase, 4 Yays.

Vote to Purchase: Outdoor Tent for HOA Meetings

A motion to purchase Outdoor Tent for HOA meetings was made, it was seconded it.

Discussion: Purchase of an outdoor tent to hold HOA meetings at the Dead End will hopefully increase more homeowner’s participation. The outdoor tent will provide shade and cover due to inclement weather conditions. We will keep the Asian Center as an option to hold HOA meetings. Until we have budget clarification, motion for cost should be limited to $120 or less.

Vote to purchase an outdoor tent for $120, 3 Yays 1 Nay.

Vote to Purchase: Trash Can and Pet Waste Station by Mail Kiosk and Installation of Trash Can by Kiosk

A motion to purchase a Trash Can by Mail Kiosk was made, it was seconded it.

Discussion: To reduce pet waste around the mail kiosk, placement of trash will make it easier to dispose of pet waste and junk mail from the mailboxes. Zach offered to handle maintenance of Trash Can. Motioning for the trash can to cost $200 or less anything greater will need homeowners’ approval.

Vote to purchase trash can and cost $200 or less with installation, 3 Yays 1 sustains.

Vote on Purchase: Administrative Tools for HOA (e.g., website and communication tools)

A motion to purchase administrative tools for HOA was made, it was seconded it.

Discussion: Previous President owned the domain of the HOA website. The HOA must purchase its own domain, suite of tools such as email address for HOA, website, and have one centralized and consolidated location for documents.

Vote to purchase administrative tools for HOA, 4 Yays.

President Appointment: Chair of Welcome Committee

President appointed Marnia Davis as Chair of Welcome Committee for new homeowners to the HOA.

President Appointment: Ad Hoc Committee on the meaning of “Unsightly Material”

President will accept for nominations for homeowners who meet the qualifications to serve on Ad Hoc Committee.

Resolution for Thanking Dewy Brooks and Julie Wasserman for their HOA Service

The treasurer made a resolution thanking Dewy and Julie for their years of HOA service.

Motion for resolution passed with 4 Yays.

Vote on Creation of Infographic of “What your Dues Pay For.”

A motion to create an Infographic of “What your Dues Pay For” for homeowners was made, it was seconded it.

Discussion: Many homeowners have asked what their HOA dues pay for. A visual aid breaking down what the HOA dues pay for the neighborhood will be helpful to educate the homeowners how their dues are spent. The infographic will be shared via email, at the kiosk and on Facebook.

Vote on Infographic, 4 Yays.

Adjournment

Meeting adjourned at 7:20 pm.