

CCHHOA Board of Directors Meeting

August 27, 2025

The meeting was called to order at 6:50 PM.

In attendance: Kyle Dickson, Mike Daniels, Cathy Fletcher, Dolly Daniels

Dolly Daniels read the minutes of January 8, 2025, Board Meeting and April 3, 2025, Annual Meeting. A motion was made by Cathy and seconded by Kyle to approve and accept the minutes as read. The motion carried unanimously.

A motion was made by Mike and seconded by Kyle to appoint Dolly Daniels as the new secretary. The motion carried unanimously.

Dolly will provide Kyle with required information per the Corporate Transparency Act (CTA). Kyle will update the CCHHOA Website with new secretary information.

Treasury Report: Cathy stated that there is currently \$9,832.00 in the general account. There is approximately \$800-\$900 monthly being expensed to Grand Valley Power. A past due invoice for Mesa Turf Masters will be paid by Cathy. There is also a pump replacement fund for future need. The Wells Fargo CD will need to be renewed.

Vice President – Irrigation Committee Report: Mike asked about the new owner continuing to give the HOA use of the land that the pump house is on. Kyle stated that we are grandfathered in and there were no issues. Discussion was held concerning the rebuild of the second pump and options of getting it completed in preparation for next year. A decision will be made whether to use Scott's Pump Service or Munro.

Architectural Review Committee: A backyard shed construction at 2699 G ½ Rd and a gate replacement at 746 Continental Dr were both submitted by respective homeowners and approve by the ARC.

President: Kyle will reach out to CDOT to see if they are responsible for the fire mitigation on the north fence line.

Old/Unfinished Business: Landscaping complaint at 762 Continental Ct. Two notices were sent, one by mail and the other by email with no response from the homeowner. As of August 16th, cleanup and landscaping is currently being done on the property but it is still incomplete. The next steps to be taken is to send a registered return receipt letter to the last known address, post a notice on the door of the property and put a notice in the mailbox. Once those notices have been sent, another 30 day time to complete will start.

New Business: The homeowner at 2699 G ½ Rd still have their tent trailer and old vehicle in the driveway. As noted, they have been remodeling the home, however, a

verbal complaint was received concerning the trailer and vehicle in the driveway. Mike and Kyle will do a meet and greet with the homeowner on September 3rd and advise the owner of the covenants and requirements to move the trailer and vehicle.

The property at 765 Continental Ct has sold and the new owner is Woody Johnson. It appears they are remodeling this residence. A verbal complaint has been made concerning the overgrowth of vines through the fence. Mike and Kyle will do a meet and greet with the new homeowners on September 3rd.

A verbal complaint was received concerning the overgrowth of tree branches which are causing damage to the fence at 754 Continental Ct. Mike and Kyle will speak the residence at this location with the concerns and request to remove the overhang.

The property at 2695 Wilshire Ct is under contract and the new owners are Christopher Johnson and Susan Eggert. The property is scheduled to close in late September.

The property at 766 Continental Ct is currently for sale.

With no further business before the Board of Directors, the meeting was adjourned at 8:05 PM.

Respectfully Submitted

Dolly Daniels

CCHHOA Secretary