

CCHHOA Board of Directors Meeting

January 8, 2025

The meeting was called to order at 6:40 PM.

In attendance: Kyle Dickson, Cathy Fletcher, Mike Daniels, Linda Wieland

Committee Reports:

Architectural: (Mike Daniels) – Mike reported that 2 requests (Frimel and Aiken) were received for roof replacements. Both requests were reviewed and approved.

Irrigation/Pump: (Mike Daniels/Kyle Dickson) – Mike reported that the rebuilt pump is being stored in the shed. We will need some pipe stands eventually to replace the jacks. Before the water is turned on, the isolation valve on pump#2 needs to be suctioned.

Officer Reports:

President: (Kyle Dickson) – Kyle reported all is going well.

Vice President: (Mike Daniels) – Mike reported he had the opportunity to meet our new neighbor, Kevin Harive, and welcomed him to the neighborhood.

Treasurer: (Cathy Fletcher) – Cathy reported that we had a financially good year. We stayed within our budget and we saved money on the pump repair and landscaping. We are prepaid on our water bill. Ed Wieland reviewed the financials and passed them onto Susan Dickson for her review. Cathy said the taxes are completed and ready to be filed.

Secretary: (Linda Wieland) – Linda will compose an e-mail to be sent regarding the approval of the vote on the 2nd amendment to the CC & R's. The nine homeowners who have not given us permission to use e-mail will receive notification by mail. Linda stated she has had some difficulty contacting the Sun family as they have moved and their mail has been returned with no forwarding address. She will try again e-mail. There is no realtor sign in the yard. The house at 756 Continental Court is vacant at present. Linda announced her resignation as Secretary, effective April 3, 2025, the date of our next annual meeting.

Old and Unfinished Business:

- Linda will send out e-mails regarding passage of 2nd amendment to CC & R's.
- The trailer has been removed from 751 Continental Court and the Board agreed to send out a second Notice of Non-Compliance with the CC & R's regarding the trash can in front of the garage.
- Several calls have been made regarding the North Fence Line Fire Break and no one claims ownership to this strip of land. The Board is concerned about fire mitigation on said strip of land. Kyle will call the State and check with the Assessor as to ownership/responsibility.

New Business:

- The 2025 budget was presented and approved by the Board for presentation to the homeowners at the Annual Meeting.

- Kyle suggested we power wash the fence and repair it in sections. Linda made a motion in favor and Cathy seconded. The motion passed.
- It was decided that the date for our annual meeting be April 3, 2025, at 6 pm. The meeting will be held at Kyle and Susan Dickson's home.
- We will need to plan an agenda including the election of officers and filling vacancies.

The meeting was adjourned at 8:10 PM.

Minutes respectfully submitted by,

Linda Wieland

CCHHOA Secretary