

CCHHOA Board of Directors Meeting

January 27, 2026

The meeting was called to order at 6:32 PM.

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

Dolly Daniels read the minutes of January 27, 2026, Board Meeting. A motion was made by Cathy and seconded by Kyle to approve and accept the minutes as read. The motion carried unanimously.

Architectural Review Committee: Mike Daniels recently contacted Sergio Lopez about becoming a member of the Architectural Review Committee. Sergio verbally accepted the appointment during the conversation. Kyle will send Tina a "Thank you" note for her time serving on the committee.

Irrigation and Pump Committee: Dolly reported on behalf of Mike Daniels that the pump was rebuilt by Munro pump and has been reinstalled at the pump house.

President Report: Kyle provided the most updated contact sheets for all HOA members. There is some contact information still missing. Kyle stated that he will contact those with missing information and get the contact information completed.

Kyle reported that Grand Valley Water Users Association is now assessing a \$50.00 per parcel fee for irrigation. As the accounts contain enough to cover the 2026 costs, there will be no increase in the 2026 Homeowners Dues.

Vice President Report: Mike Daniels was not in attendance and no report was provided.

Treasury Report: The 2025 Financial Statement was prepared and distributed by Cathy. The statement included the 2026 budget as well. Cathy stated that there is currently \$6,237.10 in the general account. There is an outstanding check in the amount of \$65.00 for a legal fee and a \$370.00 check to Kyle that has not been cashed. A reimbursement check for the Munro Pump expense was written today.

Old/Unfinished Business: A cure letter is needed from the Harive's at 2699 G ½ Rd. The trailers have been removed however, the older vehicle is still in the driveway and there is still items stored outside of the garage area.

Dolly received a call from the Blythe's at 2686 G ½ Rd concerning the complaint about their new garage doors being white. The resident stated that there is a contractor in place to paint to garage doors once weather permits.

Kyle and Mike will do a walkabout around the neighborhood and welcome new neighbors and remind them of the covenants.

New Business: Kyle will request Ed Wieland and Susan Dickson to perform a review of the 2025 financial statements and back records.

The 2026 budget will be proposed and made available for the Annual meeting.

Annual Meeting: The Annual HOA meeting will be held on April 16, 2026 at 6:30 PM at Kyle's house. The agenda will include:

- Cover Letter
- Reference to Website
- Proposed Budget
- Annual Disclosures
- Board and Committee Vacancies (If Any)
- The flyer from Grand Valley Water Users Association
- Proxy Form

Hard copies inclusive of the above will be mailed to each homeowner no later than March 31, 2026. Emailed agendas and packets will also be sent out

With no further business before the Board of Directors, the meeting was adjourned at 7:40 PM.

Respectfully Submitted

Dolly Daniels

CCHHOA Secretary