

CCHA Board Meeting Thursday 8-7-14

Attendance:

Peg Horner, President; Phil Watkins, Director, Communications/Newsletter Editor; Catherine Forbes, Director, Treasurer/Block Captain Coordinator; Rachel Denton, Director, Secretary; Neal Colby, Director; Ryan Duffy, Guest.

May Meeting Minutes:

The Board approved as presented.

Budget Report

The Board reviewed the 2014 actuals as of June 30, 2014.

- Operating expenses reported as typical.
- Snow removal expenses high due to amount of inclement weather this winter. Contract is up for renewal, will be distributed to the Board for comments.
- July 31 budget not yet final to date, but Catherine reported that there should be little change from June.
- Discussion regarding bylaws and how to handle special assessments. Will be considered for next year's ballot given increasing need for funds in order to cover snow removal.

Old Business

Delinquent Dues:

- Board reviewed the delinquent dues list – a total of five households currently delinquent, including one with a lien.
- Recommendation that one additional household (426 W. 59th) should consider having a lien placed.
- No additional letters to be sent on remaining delinquent households at this time.

Late Fee Policy:

- Current late fee is assessed at 90 days; Board discussed and determined a shortened timeframe is more appropriate.
- Motion posed by Catherine: for 2015, institute a late fee of \$25 for dues delinquent 30 days or more. Policy to be published on 2015 bills. Phil seconded and motion passed unanimously.

Bryant School Repurposing:

- No new development news.

New Business

Fall Rendezvous:

- Fall Rendezvous scheduled for Saturday, September 13, 2014 from 11:30 to 2:30.
- Various tasks related to set-up and procurement discussed.
- Board agreed to set-aside funds for additional signage for promotion of the Rendezvous.
- Phil provided a sample of the Rendezvous flyer with ballot.

- After discussion of potential entertainment options, Board decided to allocate funds for additional children's entertainment (LuLuBell).

HOA Communications:

- Board discussed various options for online neighborhood communication.
- Also discussed preparation of a welcome packet for new neighborhoods, including a letter from us and a flyer with important info and numbers. Rachel to review sample from our neighborhood.

Next Board Meeting

The next CCHA Board meeting will be held 11-6-14 @ 7pm, Phil Watkins and Catherine Forbes' home.