

CCHA Board Meeting Thursday 2-12-15

Attendance:

Peg Horner, President; Phil Watkins, Director, Communications/Newsletter Editor; Catherine Forbes, Director, Treasurer/Block Captain Coordinator; Rachel Denton, Director, Secretary; Ryan Duffy; Carla Grant; Sharon McNulty

November 2014 Meeting Minutes:

The Board approved as presented.

Budget Report

The Board reviewed the December 2014 Actuals, January 2015 Actuals, and 2015 Budget, with the following items of note:

- The presented December 2014 Actuals have been revised with correct insurance amount.
- Healthy balance in money market account.
- 2015 Budget should realize savings on printing and postage due to change regarding the newsletter.
- HAKC would like to start implementation of a reserve account in order to properly reflect bad debt on CCHA financial statement. Peg, Catherine, and Rachel met with HAKC staff to discuss and ask questions; findings from meeting discussed with the Board.

Old Business

Delinquent Dues:

- Board reviewed the delinquent dues list – a total of 42 households currently delinquent. Not atypical for this time of year, particularly given miscommunication with HAKC regarding bill wording. Will follow-up at May meeting regarding current listing of delinquent accounts, and take action at that time.
- Discussion surrounding a potential lien for one delinquent account (426 W. 59th). Board unanimously decided to move forward with the lien process if outstanding amount is not paid. Catherine and Rachel to touch base in March/April timeframe to take next steps.
- No additional letters to be sent on remaining delinquent households at this time.

New Business

Lien Process

Board discussed if a threshold should be implemented regarding lien filing. It was decided that a \$150 threshold (up from \$100) is appropriate and will be implemented moving forward.

HOA Communications:

Next door application has been implemented (beta testing mode) for communication with the neighborhood.

Snow Removal:

Discussion of potential \$5 annual assessment, rather than waiting to ask the neighborhood for additional funds each time the snow removal reserve account gets low.

Miscellaneous:

- City Hearing Notice published for property at 440 W. 59th Terr.
- 4th District elections – all candidates to be present at an upcoming meeting.
- President's luncheon set for February 25th – Catherine to attend in Peg's place.

Next Board Meeting

The next CCHA Board meeting will be held 5-7-15 @ 7pm, Rachel Denton's home.