

## **CCHA Board Meeting Thursday 5-21-15**

### **Attendance:**

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

### **February 2015 Meeting Minutes:**

The Board approved as presented.

### **Budget Report**

The Board reviewed the April 2015 Actuals, with the following items of note:

- Year to date expenses look good relative to budget
- Healthy balance in snow removal account

### **Old Business**

#### **Delinquent Dues:**

- Board reviewed the delinquent dues list – a total of 6 households currently delinquent for 2014, plus three additional households more than one year past due, down from 42 total as of the February board meeting.
- Discussion surrounding a potential lien for one delinquent account (426 W. 59<sup>th</sup>). Received a “final warning” letter from the Board in late April. Lien process expected to be started in late May once the deadline has passed.
- Sharon and Peg to contact a few individuals on the 2014 delinquency list.
- Discussion of sending a letter to 408 W. 60<sup>th</sup> Terrace.

#### **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. No additional action required at this point.

#### **HOA Communications:**

Next door application has been implemented (beta testing mode) for communication with the neighborhood. To date, 32 percent of the neighborhood has signed up.

### **New Business**

#### **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. Board determined the \$5 annual assessment will be placed on the ballot at the fall meeting.

#### **Garage Sale:**

- Scheduled for June 13<sup>th</sup>

- Reviewed garage sale task list.
- Phil to place ads and Catherine to coordinate e-blast and Nextdoor communications.
- Peg has signs for placement in the neighborhood.
- Ryan, Peg, Phil, and Catherine to place signs and pick up after the event.

**Fall Rendezvous:**

- Scheduled for Saturday, September 12<sup>th</sup>
- Location TBD – discussed the 400 block of 60<sup>th</sup> Terrace or the 600 block of 59<sup>th</sup> Terrace
- Board to think of potential food options – general budget of \$6-\$7 per person
- Rachel to coordinate rentals with AAA party rental
- Additional items to be assigned via email and finalized at August meeting

**Next Board Meeting**

The next CCHA Board meeting will be held 8-6-15 @ 7pm, Peg Horner's home.