CCHA Board Meeting Wednesday 2-10-16

Attendance:
Sharon McNulty, President; Phil Watkins, Director, Communications; Catherine Forbes, Vice President, Treasurer/Block Captain Coordinator; Rachel Denton, Secretary; Ryan Duffy, Director

Meeting Minutes:
Board provided feedback; approved with noted changes. Rachel to send August and November 2015 minutes to HA-KC to post on website.

Budget Report and Delinquent Dues Summary
The Board reviewed January 31, 2016 Year to Date Actuals, with the following items of note.
- 2 insurance policies are included within the financials: directors and officers liability which the HOA covers and liability that HA-KC provides through a West Bend Insurance group policy. West Bend's cost increased 18.5 percent this year. Per HA-KC, this was due to a significant number of property claims by other communities. The insurance company applied an overall increase, and did not bifurcate individual HOA and group-wide components. HA-KC is looking into this.
- Snow budget looks excellent due to rollover from prior years, the new annual assessment, and lack of snow this year.
- Bad debt reserve has decreased, due to resolution of McDaniels account.
- Budget expected to be a little healthier this year as a result of late fees.
- To date, 49 households still have not paid annual dues.
- Late assessments hit these accounts effective March 2nd.

Old Business
McDaniels Property:
- Mcdaniels account is cleared.
  - Title company called HA-KC to see what was owed, did not do proper due diligence at closing, and did not see that lien had been filed.
  - Only the outstanding balance was paid, not the lien. Error on the part of the title company.
  - HA-KC wrote off the outstanding balance.
- Property sold but new owners have not cleaned it up.
  - No activity since one of the chimneys came down.
  - Sharon to look into who bought it and check on progress.
  - One neighbor is very upset about progress to date.
  - Property is paid up to date.

Meeting about Area Races – December 2015:
- Police Department and Race Committee coordinated a meeting to answer questions and provide a forum for residents to voice their concerns.
- The Department and Committee were very open to hearing resident concerns, want to address and rectify if possible.
- Only one person from our neighborhood that was fairly negative.
- Police Department and Race Committee noted the following actions they have taken/are taking:
  - Increased police presence
  - Clearly explain the race route to motorists and redirect if possible

- o Stagger street closing
- o Advance warning via emails, signs, mailings, etc.
- Approximately 2 dissenters out of 40 or 50 people in attendance.
- No other real outcome of the meeting, just served as a forum.

Snow Removal:
- New contract, have not had to use it yet.

New Business
Re-Assignment of Board Roles and Action Items
- President – Sharon (determined at prior meeting)
- Vice President – Catherine
- Treasurer – Rachel
- Secretary – Ryan
- Director, Communications – Phil (annual letter, e-blast review/approval, Nextdoor lead and posts)
- Block Captain Coordinator – Catherine (e-blast coordination and Nextdoor posts)
- Catherine and Sharon to coordinate another block captain party
- Considering merits of a neighborhood committee to plan the fall rendezvous?
- Begin recruitment efforts for 2-3 new board members via Nextdoor and e-blasts; Sharon to make calls to Block Captains to see if interested in board service.

Next Door
- Recent issue with increased marketing promotions.
  - o A realtor from another neighborhood decided to market her business via Nextdoor. Phil, along with other Homes Association leads, informed her that this is an inappropriate use of Nextdoor.
  - o There should be no commercial use; it's a neighborhood networking service only.
  - o Board will be diligent in monitoring this type of inappropriate use.

Next Board Meeting
The next CCHA Board meeting will be held 5-11-16 @ 7pm, Ryan Duffy's home.