



March 14, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Missy Villa, and Tia Branstetter

Board Members Absent: Debi Cornell, Patrick Mowery, and Molly Holmes

Board Quorum: Yes

Approval of 2024 March Minutes: Approved 1st Cody Meyer / 2nd Mackenzie Mast

Homeowner Attendance: 9

Homeowner Concerns/Comments:

- Thank You Jim Holland for setting the clock to DST in the Rec center.

PIPS:

- Couldn't find a PIP that was dropped in mail drop at rec center. Roof on shed will match house. Pending design

Unfinished Business:

- Budget FY25
- Basketball fence posts need to be replaced: We have one bid and waiting on a second bid.
- Tennis court second exit and rotten top rail: Postponed to next meeting.
- Monthly financial:
- Reserve Study: Tabled

New Business:

- Pump Room: the water main leak is fixed but the sheetrock and insulation needs to be replaced, Need to get bids Working on this and will post this to website when finished
- Pool Rules, schedule and open date: Next meeting.
- New Bookkeeper: Kathy Trammel is stepping down as bookkeeper. We will need to look for a new bookkeeper. Thank you Kathy for your dedicated time and help to bring our CCHOA up to date on so many accounts. You rocked it and you will be missed.

President: Cody Meyer

Worked on typing up and mailing out Letters to homeowners. Checked pool chemicals, good.

Vice President: Mackenzie Mast

None

Maintenance: Molly Holmes

Worked on getting two bids for BB court fence and post replacement, also one bid on the Tennis court gate.

Treasurer: Missy Villa

National Night out is Scheduled for August 6th 2024

March 2024 Treasurer's Report:

Balance Sheet as of March 14, 2024:

Checking: \$96,668.52

Savings: \$18,968.17

Reserve: \$24,571.73

Total: \$140,208.42

Expenses for January 12 - February 7 were: \$1,625

Subscriptions:

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

Utilities:

TVWD - \$1234(water Leak)

NW Natural - \$124

Ziply Fiber - \$126 (Feb & Mar payments)

PGE - \$490*

*looking into why this is so high, it's possible it was during the ice storm when we had heat cranked up to dry things outstanding

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1705

Payroll:

Bookkeeper - \$760 (Feb & Mar payroll)

Operational:

State of Oregon - \$100 (deposited on 2/14, should reinstate our nonprofit status)

State Farm - \$336

IRS - \$519

Saif (Oregon Workers Benefit Fund) - \$882 (Feb & Mar)

Total outstanding dues/finance charges/RV lot/rental for this FY:

\$29,161

\$1180dues/fees/RV lot were paid in the last 30 days

Rec. Center/RV Lot: Debbie Cornell

Rec center: None RV lot: None

Property Standards: Patrick Mowery

None

Homeowner Comments:

Pathways need attention and also maybe make them wider. Neighbors fences along paths are in need of repair/replacement. Pool tiles need to be cleaned this year during pool use. Facebook page will have link to pool hours when they are decided. Thank you to all home owners who were present at the monthly meeting.

Meeting Adjourned at 8:04 pm: 1st Mackenzie Mast / 2nd Missy Villa

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled at 7 pm April 11th, 2024 in the Rec Center

Next Annual Meeting is scheduled at 7:30 pm April 18th, 2024 in the Rec Center