

Board of Directors Meeting
September 12, 2017
Minutes

Location: OCCC

Board Members Present: Tanya Cornwell, John Condelli, Jeff Slaughter, Jim Gallo

Board Members Not Present: 0

Homeowners Present: 2

7:05pm

Call to order by Jeff Slaughter

Old Business

Minutes Approved –

June 2017 minutes were motioned by Jim for approval, John seconded and the Board approved.

Fence Issue –

Property has sold, so we will not send Wells Fargo letter regarding fence non-compliance. Jeff requests the Board will send a letter to new homeowner asking about their intentions on the upkeep of the fence and other non-compliance issues on the lot. Homeowner responded by sending ARB requests for all modifications previously completed and ARB approved all requests. Homeowner completed the fence issue to fulfill the previous settlement agreement. The ARB will provide final approval of the fence improvements by sending the homeowner a letter per the settlement agreement.

2017 HOA Assessments –

Our attorney's collections department is working on collecting the final 3 homeowners annual dues.

New Street Signs

Jeff is going to reach out to company to obtain new street sign estimates for the neighborhood and will present to the Board once he receives the proposal.

Bank CD

John had inquired about moving roughly \$3000 into a CD at the bank to earn interest. The Board will re-visit this idea in October.

New Business

ARB – We have a noncompliance issue with homeowner and modification to their lot that were done contrary to ARB approval and other modifications what were done without ARB approval. This issue is being worked in executive session.

Homeowner requested removal of trees, asphalt driveway, painting of the front door – ARB approved request.

Homeowner requested fence in the back yard using galvanized metal and above ground propane tank with fence constructed around tank – ARB denied request. Homeowner hasn't re-submitted updated plans regarding the fence and/or propane tank.

Homeowner Covenants Requests –

Homeowner present at the meeting motioned for the Board to explore review/update of the CRHOA governing documents. Specifically, homeowner stated that he thought Article 4 and 5 needed to be revised so to be more specific and that the articles should be put in a stay until such time. He also suggested that a board be assembled to hear any appeals brought on by a homeowner that was denied anything. Board stated that there are costs associated with revising the documents and that the board did not initially feel it would be worth the investment when we needed 80% of the homeowners to vote on approval of any amendment. This is based on previous interactions with the homeowners where we barely get enough turnout during elections. Homeowner stated that he had access to attorneys that could do the work pro-bono. We asked him to provide us with the names of such attorneys.

Disclosure Package –

Requested from homeowners at 2044 Philbunny Court and 2057 Philbunny Court.

New Entrance Sign –

Homeowners proposed entry way sign and Board will entertain updating our entrance sign after completion of new street signs.

Miscellaneous

The next Board meeting is scheduled for Tuesday, October 10, 2017 @ OCCC at 7pm.

8:26pm

Jeff motioned to adjourn.

Tanya seconded.

All aye. Adjourned

Motion to the Christian Ridge Home Owners Association

1. Suspension of Article 5 of the covenant (General Restrictions)
2. All restrictions be placed in writing and a copy of these restrictions be sent to the home owners in the subdivision.
3. The home owners be allowed to do a line by line vote on each rule.
4. Limit the power of the Architectural Control Committee (ACC). If they deny a request they must provide an articulable reason for the denial.
5. Set a group to hear appeals from the home owner and the ACC. Their decision will be final.

Submitted
by homeowner
for consideration on Sept 12, 2017
within 14 days