

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes-Budget & Assessment-Approved as Written
Tuesday, December 5th, 2023, at 6:30 @ VSC & Zoom
Submitted by: Marge Lamb, CAM

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:30 p.m. by Merrill Schlegel, Vice President. In attendance was Terry Berrier, Director/ACB Chairperson, Mary Mitchell, Secretary/Treasurer and Steve Farkas, Director. There were no members present in person or by zoom.

NOTICE OF MEETING: Signs were posted throughout the community with the agenda.

MINUTES:

A **MOTION** was made by Steve Farkas, Director and seconded by Terry Berrier, Director to approve the meeting minutes from October 23rd, 2023, as amended. All in Favor. Motion Passed.

OLD BUSINESS:

Marge Lamb, CAM had reached out to Ashtan Richey, homeowner on Newhaven St. and a couple of lots in Celina Hills, to ask her if she would be interested in joining the fining committee. She agreed. Marge informed the board at tonight's meeting.

A **MOTION** was made by Steve Farkas, Director and seconded by Mary Mitchell, Secretary/Treasurer to APPOINT Ashtan Richey to the Fining Committee. All in Favor. Motion Passed.

NEW BUSINESS:

ACB Chairperson, Terry Berrier and Merrill Schlegel, Vice President/ACB member worked together to revise the New Construction application, the Fence Application, and the Shed application to make them more understandable about what is needed.

A **MOTION** to approve the New Construction application was made by Merrill Schlegel, Vice President and seconded by Terry Berrier, Director. All in favor. Motion passed.

A **MOTION** to approve the Fences application was made by Mary Mitchell, Secretary/Treasurer and seconded by Steve Farkas, Director. All in favor. Motion passed.

A **MOTION** to approve the Sheds application was made by Merrill Schlegel, Vice President and seconded by Steve Farkas, Director. All in favor motion passed.

MANAGER'S REPORT:

Marge Lamb, CAM read the Manager's Report. It is attached to this report.

WEBSITE:

The website continues to be updated with current information and financials for the Members of Celina Hills POA.

NEW OWNERS:

One new owner at the following address was sent a Welcome Letter:

- 2226 E Newhaven St.

REPORTS:

Vice President Nothing to report

Secretary: Mary discussed the property at 2094 E. Marcia St. and said the yard is getting out of control again and discussion about the pool was brought up. The board requested Marge Lamb, CAM to call the homeowner's daughter to inform her of the property and the board's concern of the pool.

It was also discussed that the board would like to have cookies and water, not to exceed \$100 for the Annual Meeting on March 21st, 2024 at the YMCA at 6:30pm.

Financial Report:

Treasurer: Financial Statements of October 31st, 2023 & November 30th, 2023:

A **MOTION** to approve the financial statement of September 30th, 2023, was made by Merrill Schlegel, VP and seconded by Terry Berrier, Director. All in Favor. Motion Passed.

A **MOTION** to approve the financial statement of November 30th, 2023, was made by Merrill Schlegel, VP and seconded by Steve Farkas, Director. All in favor. Motion passed.

Architectural Control Board:

2674 E. Newhaven St. - New Construction: Pending
2021 E. Marcia St. -Shed 10'x20' 200 Sq.ft. Grey walls/white trim, Charcoal Shingles, 10ft side set back and 24' rear setbacks.
Application says 8ft. Homeowner needs to revise application to state 10' side setbacks.

Director: Nothing to Report

ADJOURNMENT:

With no other business to discuss, a MOTION was made by Steve Farkas, Director and seconded by Merrill Schlegel, Vice President to adjourn the meeting at 7:59 P.M. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary

Next Board of Directors Meeting is on Monday, February 19th, 2024, at 6:30pm by Zoom.