

Celina Hills Property Owners Association, Inc.  
Board of Directors Meeting Minutes  
Monday, April 10, 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 6:31 p.m. by Chad Doyle, President. Also, in attendance by Zoom was Steve Farkas. In person was Terry Berrier, Mary Mitchell, Merrill Schlegel, and David Peterson. CAM, Marge Lamb was also in attendance.

**NOTICE OF MEETING:** Signs were posted throughout the community.

**APPROVAL OF AGENDA:**

- A **MOTION** was made by Terry Berrier, Director and seconded by Mary Mitchell, Secretary to approve the agenda as written. All in Favor. Motion Passed.

**APPOINTMENT OF BOARD MEMBER:**

- A **MOTION** was made by Terry Berrier, Director and seconded by Mary Mitchell, Secretary to appoint David Peterson to the board of directors. All in Favor. Motion Passed.
- A **MOTION** was made by Terry Berrier, Director and seconded by Chad Doyle, President to reorganize the positions of the board of directors. David Peterson is now the Treasurer. Mary Mitchell is now the Secretary and Terry Berrier is now the Director. All in Favor. Motion Passed.

**MINUTES:**

- A **MOTION** was made by Merrill Schlegel, Vice President and seconded by Mary Mitchell, Secretary to approve the meeting minutes from March 6, 2023, Board of Directors Meeting, with no corrections. All in Favor. Motion Passed.
- A **MOTION** was made by Chad Doyle, President and seconded by David Peterson, Treasurer to accept the meeting minutes as amended from March 16, 2023, Reorganization Meeting. All in Favor. Motion Passed. Previous Reorganization minutes stated Terry Berrier as Secretary and Mary Mitchell as Treasurer.

**NEW BUSINESS:**

- a. Amendment Change: The board wishes to write a cover letter to send to homeowners explaining the change of the amendment.

**MANAGER'S REPORT:**

Marge Lamb, CAM read the Manager's Report. There was discussion of the Owner's Balances and the board would like more information regarding the bad debt and financials. They wish to set up an appointment with the accountant at Michelle's Tax and Accounting office to help them understand what the financials mean for them.

**REPORTS:**

- ✓ Vice-President, Merrill Schlegel had nothing to report at this time.
- ✓ Secretary Mary Mitchell had nothing to report at this time.

**FINANCIAL REPORT:** March 31, 2023-Tabled until next meeting.

**ARCHITECTURAL CONTROL BOARD-** There was only one ACB request for new sod installation that was approved.

**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 7:43 P.M. All in favor. Motion Passed.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Action Items:

- The board wants to know why they have to ratify the ACB request since they already approved it before the 30 days given.
- The board wants Marge Lamb to put together the Board roster.
- By May 8<sup>th</sup>, 2023, the board wants the numbers needed to reach a quorum. How many have submitted proxies.
- Future Amendment change to the number of Board Members on the board at one time from "More than 3" to "5 to 7 members to the board" as it is already difficult to get members to join.
- Call Ricci from Sherwin Williams for Color Palette as soon as possible.
- Make note that Metal gates are not allowed within Celina Hills.
- Set up meeting with Sharon the accountant.
- Send itemized list of office expenses and annual meeting expenses.