

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes—APPROVED AS WRITTEN
Monday, July 17th, 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 6:38 p.m. by Chad Doyle, President who was present by Zoom. In attendance was Terry Berrier, Director and ACB Chairperson and Merrill Schlegel, Vice President. CAM, Marge Lamb and Geri Bond, VP of Operations at VSC, was also in attendance. Absent was Mary Mitchell, Steve Farkas and David Peterson.

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

APPROVAL OF AGENDA: Need to make the change to the agenda. #4 is the Resignation of Board Member. #9d Architectural Control Board should be Terry Berrier, Chairperson.

RESIGNATION OF BOARD MEMBER:

- A **MOTION** was made by Chad Doyle, President and seconded by Terry Berrier, Director to approve the resignation of David Peterson, Treasurer of the board of directors. All in Favor. Motion Passed. New appointment will be discussed at a later date. Since there is now only 5 members on the board, 3 were present and a quorum was established.

MINUTES:

- A **MOTION** was made by Terry Berrier, Director and seconded by Merrill Schlegel, Vice President to approve the meeting minutes from April 10th, 2023, Board of Directors Meeting, with no corrections. All in Favor. Motion Passed.
- A **MOTION** was made by Merrill Schlegel, Vice President and seconded by Terry Berrier, Director to Approve the Special Amendment meeting minutes from May 15, 2023, as amended. All in Favor. Motion Passed.
- A **MOTION** was made by Merrill Schlegel, Vice President and seconded by Chad Doyle, President to approve the minutes from July 11, 2023, Reconvened Special Amendment Meeting. They also decided to close the meeting due to not having enough votes from the membership. They will seek counsel to get a better clarification and try again at the Annual Meeting. All in Favor. Motion Passed.

NEW BUSINESS:

- a. Attorney Discussion: The board wants to go back to the Attorney, Anne Hathorn, to provide a better understanding of the amendment change as it pertains to the amount of membership in order for an amendment change to pass.

MANAGER'S REPORT:

Marge Lamb, CAM read the Manager's Report. There was discussion of the violations in the community.

2094 E. Marcia St.: Overgrown landscaping, green pool, mold around the decking of the pool, mold, and mildew around the house. The board would like Code Enforcement to be called to give an assessment of the home. Pictures are provided. Letter sent to homeowner regarding the landscape.

2882 E. Celina St.: Send another letter to homeowner regarding the trash bins being visible from the street.

2643 E. Marcia St.: Send to fining committee regarding their trash bins.

1290 N. Nashua Ter: Send another letter to homeowners regarding the trash bins and mattress that have been visible from the street for over a month.

2739 E. Newhaven St.: Send letter regarding the landscaping maintenance.

1028 N. Nashua Ter.: Send another letter regarding trash bins.

1105 N. Nashua Ter: Send another letter regarding trash bins.

A MOTION was made by Terry Berrier, Director and seconded by Merrill Schlegel, Vice President to send these violation letters out to the homeowners and would like Marge to call Code Enforcement on the one property. They have 14 days to cure their violation. The date for the hearing is TBD. All in Favor. Motion Passed.

WEBSITE:

Will be updated with the approved minutes and Financials.

NEW OWNERS:

Report is attached to the back of the minutes.

COLLECTION REPORT:

Report is attached to the back of the minutes.

A MOTION was made by Merrill Schlegel and seconded by Terry Berrier, to send the intent to lien, 45 days letters to the delinquent accounts and give to Sharon at Michelle’s Accounting to mail out. They are not waiving any late fees or interest charges to any accounts that have or have not paid on their assessments. All in Favor. Motion Passed.

REPORTS:

Vice President had nothing to report.

Secretary was absent.

FINANCIAL REPORT:

Treasurer: Financial Statements of May 31st, 2023, and June 30th, 2023. Tabled until next month until they decide on a Treasurer.

ARCHITECTURAL CONTROL BOARD:

Terry Berrier, Chairperson discussed the paint palette. Terry's report is attached.

A MOTION was made by Terry Berrier and seconded by Chad Doyle to RATIFY all the approvals for the months May 2023 to July 5th, 2023. All in favor. Motion passed unanimously.

2039 E. Celina St. Shed-Approved

2720 E. Marcia St. Ext. House paint- Approved

1200 N. Nashua Ter. Metal Shed- Violation corrected by homeowner having roofing company to come out and change the roof to a shingled roof.-Approved

2489 E. Celina St.- Landscaping Change-Approved

ADJOURNMENT:

With no other business to discuss, a MOTION was made by Merrill Schlegel, Vice President and seconded by Terry Berrier, Director to adjourn the meeting at 9:12pm P.M. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary

Next Board of Directors meeting: Thursday, August 24th, 2023.

Action Items:

- The board wants to know why they have to ratify to ACB since they already approved the request before the 30 days given.
 - **The ACB should be approving/disapproving at a meeting of the board of directors to get the homeowners input to make sure there are no issues with the request. The board doesn't want the homeowner to wait until the board meeting to approve the request, so we have to ratify the approvals/disapprovals at the board meetings.**
- The board wants Marge Lamb to put together the Board roster.- **Done**
- By May 8th, 2023, the board wants the numbers needed to reach a quorum. How many have submitted proxies. -**Done**
- 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. **Will discuss with attorney at a later date.**
- Call Ricci from Sherwin Williams for Color Palette as soon as possible.- **Done**

New Action Items:

- Check the By-Laws to see if the board of directors can change the amount of directors on the board or is it a member vote.
- Call Anne Hathorn and ask her to clarify the amendment change to include having at least 30% quorum of the membership in person or by proxy to vote on change to amendment.
- Table the appointment of treasurer to next month's meeting.