

Meeting Minutes for ECHPOA

Aug 5, 2020

The meeting was brought to order by President Jodi Smith at 6:06pm. Those in attendance: Cyndie Sherriff, Crystal Dambrosky, Pat McCrary, Jodi Smith, Mike Felix, Sarah Bowman, Libby Henits, Sean Pearson, Jeff DeBerry, Maryanne Bower, Natasha Melero, Chad Lucks and Karl Kupser

Roll call was taken by Cyndie Sherriff:

Heather Prewitt __A__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __X__

Approval of the agenda with discussion of decrease in membership fee and early bird-membership added, also added was the approval of meeting minutes from June 9 and July 10- Cyndie motioned to approve the amended agenda, Jodi seconded. Motion carried

Heather Prewitt __A__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __X__

Meeting minutes for June 3, June 9, July 1 and July 10 were presented, Crystal motioned to approve the minutes as presented, Cyndie seconded. Motion carried.

Heather Prewitt __A__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __X__

Cyndie motioned to install Barry Vann as director, Crystal seconded. Motion carried.

Heather Prewitt __A__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __X__

President's Report: No report

Vice President Report: No report

Treasurer Report: Cyndie presented the treasurers report for Heather. (see attached)

Secretary Report: Cyndie Sherriff reported that there were 66 members 27 new and 38 renewals, and 1 compensated membership. This is 2 short of budget.

Building Report: Cyndie presented the monthly inspection of the building it was not great there were dog feces on the floor at the last two inspections. The tenant thought maybe he would be out by Aug 1, that had not happened. The Board discussed the hiring of GO Property Management (GPM) to manage the eviction of the tenant ONLY, GPM was NOT hired to manage the association the signed agreement has been posted to the website. The tenant was posted on July 23 and was offered cash for keys.

Membership Report: Crystal is working on a welcome packet for new residents to our POA. Community garage sale date was set for Sept 12, use of sandwich boards for advertising and newsletter.

Pond Report Levels of the pond and the aeration of the pond were discussed. The use of lures and the signage was also discussed.

Corral Report Hay storage and how many bales each boarder could store inside each building was discussed. The idea that the boarders could buy up the hay storage was discussed.

Website Report No updates

Firewise: Luke will be holding bi-monthly work weekends for mitigation and the need for chipper services are still needed.

Old Business:

Cyndie moved to approve the Bylaws presented June 3, 2020 and made available via ECHPOA website and email on June 24, 2020.

Heather Prewitt_A___ Cyndie Sherriff_X_ Crystal Dambrosky_X_ Jodi Smith_X_ Barry Vann_A___

New Business:

Cyndie motioned to approve the fence approval submitted by James Gaston and to install a garden in the back yard with enhancements to decks, patio, and walking areas. Jodi seconded the motion. The board pulled the covenants that gave the parameters of fence approval and the board found that the fence submitted did not meet the covenant requirements, the approval of the fence was denied. The board discussed the landscaping in relation to the covenants and approved the landscaping project as presented with caution that decking may require County permitting.

Heather Prewitt_A___ Cyndie Sherriff_X_ Crystal Dambrosky_X_ Jodi Smith_X_ Barry Vann_A___

Motion: approve Code of Conduct-TABLED

Motion: to purchase and install a donation box not to exceed \$_____ at the fishing pond. -TABLED

Cyndie motioned to defer the stocking of the pond until May/June of 2021 based on the abundance of fish in the pond AND the low level of the pond at this time. Jodi seconded the motion. Motion carried

Heather Prewitt_A___ Cyndie Sherriff_X_ Crystal Dambrosky_X_ Jodi Smith_X_ Barry Vann_A___

Cyndie motioned to have a reduced membership fee starting Sept.1-Nov.30 of \$30 and an early bird membership for 2021 starting Dec.1-Dec.31, 2020 of \$55. Jodi seconded the motion; Crystal amended the motion to have the reduced membership fee be \$40 from Sept 1-Nov. 30. Motion carried as AMENDED

Heather Prewitt_A___ Cyndie Sherriff_X_ Crystal Dambrosky_X_ Jodi Smith_X_ Barry Vann_A___

A resident brought some concerns to the board regarding a camper with a fence installed and requested that a board member hand deliver the covenants to this resident. The board agreed to mail the covenants to the resident.

Another resident brought some other concerns to the board about the building, permitting of buildings and the public hearing regarding a privately owned lot. There was discussion around these items

Adjourn 8:10pm