

CMHOA ANNUAL MEMBERS MEETING MINUTES

DECEMBER 6, 2022

ZOOM MEETING 6:30 PM

22 Members joined the meeting. No members were provided a proxy. The quorum of 13 minimum was met.

Laura Springer took member attendance.

Proof of notice for meeting was emailed and printed notices were hand delivered door to door by Kristen Vidmar and Laura Springer.

Laura Springer read minutes from the 2021 annual meeting.

Jim Hecht gave a recap of the 2022 irrigation season. There were minimal water outages after a bumpy start up due to underground construction work.

Jim Hecht gave a recap of 2022 completed projects. CMHOA successfully removed overgrown bushes and shrubs and took out all of the diseased and messy trees along Baseline Dr. That area Xeriscaped. There is no longer any need for irrigation water along baseline, therefore the pump was removed and the electric meter was disconnected.

Jim Hecht , Kristen Vidmar, and Laura Springer discussed the continued CMHOA fence repair along the Baseline property common area. Due to no easement being filed, this property does not belong to the HOA but has been historically maintained by the HOA. Discussion occurred on having the HOA continue to maintain these areas or if the property should be maintained by each homeowner along the property. It has been determined that replacing that fence with vinyl is too costly. It was proposed that the fences be repaired where needed, primed and painted on both sides. CMHOA will contact each homeowner with an affected fence and get permission for repairs to be made to rotting boards, and to have the fence primed and painted on both sides of the fence. Members were interested in using the existing CMHOA fence reserve balance to fix up the fences along Baseline.

Kristen Vidmar provided a current financial status. Review of 2022 budget, actual, and balance sheet account balances. Proposed 2023 budget was presented and approved. It was proposed that CMHOA stop collecting for the fencing reserve. Therefore, dues would be reduced by \$50/per homeowner making the dues \$400/year starting in 2023.

Andrew Shick explained that due to current laws the HOA cannot restrict roof placement of solar panels, but the architectural committee does approve the design/plans for solar panels which are sent to him by the solar companies.

Jim Hecht opened the floor to new business.

Jim Hecht asked if anyone was interested in volunteering for the CMHOA. Jim would like to resign, but no one volunteered, therefore Jim is still President. Andrew Shick resigned from the architectural committee duties and Steve and Claudia Jantzer volunteered to take that position. Andrew Shick is still willing to help when/where he can. Roy Wilson is willing to help with any irrigation related issues or concerns.

Jim Hecht motioned to adjourn the meeting. Meeting was adjourned at 7:45pm