

# CMHOA ANNUAL MEMBERS MEETING MINUTES

**DECEMBER 4, 2023**

**ZOOM MEETING 6:30 PM**

14 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 Steve and Claudia Jantzer. Laura Springer read minutes from the 2022 annual meeting.

Jim Hecht gave a recap of the 2023 irrigation season. There were minimal water outages, and over all a really smooth irrigation year. Jim Hecht gave a recap of 2023 completed projects. CMHOA hired a painting company to repair, prime and paint both sides of the fence along Baseline. The existing CMHOA fence reserve was used to pay for the repairs. That reserve has been exhausted and is no longer being collected.

Jim reminded homeowners that campers, boats and any recreational vehicles need to be parked behind fences.

Kristen Vidmar provided a current financial status. Review of 2023 budget, actual, and balance sheet account balances. Proposed 2024 budget was presented and approved. It was agreed upon that we could once again reduce our dues for 2024 and decided to reduce them another \$25/per homeowner, making the dues \$375 per year starting in 2024.

Steve and Claudia Jantzer said they had a few architectural committee approval requests. They accepted some solar panels, a new fence, a shed, and a new paint color.

Jim Hecht opened the floor to new business.

It was suggested that welcome letters be sent to new owners to give them contact info for board members, irrigation watering schedules, and who to contact in case of a water emergency, etc... It was discussed that the a neighborhood picnic would be nice. Jana Boies volunteered to organize.

Jim Hecht asked if anyone was interested in volunteering for the CMHOA. Jim successfully resigned, and Sue Conry agreed to volunteer for the President position. It was voted on and approved. Jim will assist with the transition to Sue for the 1st year. Jim is still willing to help with the irrigation system. Pete Smith, Roy Wilson, and Gayle Loesch are also willing to help with irrigation. Jim Hecht motioned to adjourn the meeting. Meeting was adjourned at 7:37pm