



Cheltenham HOA
Board Meeting
February 9, 2022, at 5:30pm
Zoom Call (Link sent separately)

Minutes

- 1) Roll Call - **5:32pm**
 - a) Board of Directors (Board Quorum Established)
 - i) **Jim Lauritzen**
 - ii) **Nancy Humphries**
 - iii) **Crosby Humphries**
 - b) WEB Properties
 - i) **Ron White**
 - c) Homeowners
 - i) **None**
- 2) Proof of Notice of Meeting or waiver of notice
 - a) **Waived**
- 3) Reading of minutes of preceding meeting
 - a) **Previously approved via email**
- 4) Report of Officers
 - a) **President** - Jim mentioned concerns about the proposed development directly west of the HOA. The primary concern is whether the development is for multi or single family homes. Nancy confirmed the proposal is for 79 single family homes.
 - b) **Treasurer** – Nancy has nothing to report
 - c) **Secretary** – Crosby has nothing to report
- 5) Reports of Committees
 - a) **Financial Update through December 31, 2021 and January 31, 2022**
 - i) Ron reported that Cheltenham HOA ended 2021 with a surplus in the operating account
 - (1) **2022 budget anticipates \$2,500 deficit, so want to keep at least that much in the account. Also suggest keeping a certain amount in the Operating account for cushion to pay expenses throughout the year. Ron suggests either transferring the remainder to Reserves or opening a Savings account. The Board will reconsider this at the next Board meeting.**

- ii) Ron will have Tom whack down all the weeds in the large swale once the weather turns.
- iii) Ron said it's hard for the area just outside of the fence on the north side to be maintained because the swale fence comes to a pinch point with the adjacent homeowner fence. Ron and Tom will look at the fence in the Spring to see if it's possible to remove or relocate the fence to keep the swale fully enclosed but allow better access for maintenance.

g) Homeowner Concerns

- i) **1918 Maxine concern re trashcans. Suggest note to homeowners about the requirement.**
- ii) **8815 Cannon:**
 - (1) 8806 weeds in front bed, no landscape just weeds.
 - (2) 8803 crab grass/ weeds
 - (3) 8723 yard condition, weeds in beds, no landscaping at all.
 - (4) 8710 above ground garden beds in front yard. It clearly states in our HOA contract a structure like that should have been approved.
 - (5) 8901 is the owner of a food truck as a business and it is parked in front of his house while not in use. I've asked him about this and he has said he has a storage unit for it but didn't use it all summer, it is a huge eyesore!
 - (6) 8818 has had reindeer Christmas wrapping paper covering their garage door and front door windows for over two years.

9) Adjournment **6:29**