



Cheltenham HOA
Board Meeting
May 25, 2022, at 5:30pm
Zoom Call (Link sent separately)

Minutes

- 1) Roll Call – **5:30pm**
 - a) Board of Directors (Board Quorum Established)
 - i) **Nancy Humphries and Crosby Humphries**
 - b) WEB Properties
 - i) **Ron White**
 - c) Homeowners - **N/A**
- 2) Proof of Notice of Meeting or waiver of notice
 - a) **Waived**
- 3) Reading of minutes of preceding meeting
 - a) **February minutes to be emailed to Board for review and approval**
- 4) Report of Officers –
 - a) **President (Jim) – N/A**
 - b) **Treasurer (Nancy)** - No question about financials, on track and moving forward. We've been getting more requests for building applications
 - c) **Secretary (Crosby)** - No comments to report.
- 5) Reports of Committees
 - a) **N/A**
- 6) Election of Board Members (if necessary)
 - a) **N/A**
- 7) Unfinished Business
 - a) **None**
- 8) New Business
 - a) **Homeowner Concern re Unscreened Trashcans – WEB typically drives through on Wednesday (trash day). Ron to blast out email to homeowners regarding unscreened trashcans.**

b) Meeting Dates

i) **8/10/22 – next board meeting.**

ii) **Board decided to hold Annual Meeting on November 9th, which will include 2023 budget ratification. Budget must be adopted by the board at least 2 weeks prior. Will likely need one or more meetings regarding budget prior to annual meeting. Ron will begin drafting budget in mid-September for October 12th meeting (to adopt 2023 budget). annual meeting to include budget ratification.**

c) Fence around large swale

i) **Ron issued a work order for Tom to get in and cut down cat tails**

d) Homeowners who have not yet paid 2022 dues

i) **Will send hard copy statements in the next month.**

e) Vehicles

i) **Food Truck is not conducting business on site but is parking vehicle at house (which is considered signage). Ron to research CC&Rs for detailed language and make suggestion to Board as to how to proceed.**

9) Adjournment – **6:06pm**