

Minutes Quarterly Chadwick Shores HOA meeting
April 20, 2024

Board Members present: Jeff Garner, Brian Hanson, Gary Roberson, John Thompson, Amy Wise
HOA members present: Denise Garner, Al McGarvey, Tommy Stann

Board Member Terms and upcoming elections. It has been a long time since there have been elections to the board. It was decided that Board Member should serve rotating three-year terms. No term limits. The seats of Hanson and Thompson are up for election in the fall of 24. The seats of Garner and Roberson are up for election in the fall of 25. Amy Wise's position is up for election in the fall of 26. John Thompson has decided not to run for re-election, I will put my name in for the fall election. A formal announcement for nominations will go out this summer. (Note on governance: while in the past the positions of president, treasurer, and secretary have been voting members of the board this is not required in our ByLaws. Currently, Tracy Vannurden is serving as secretary and was appointed by current board. She is a thus a non-voting member of the board.)

A question came up regarding liability insurance for board members and the bond that we fund to indemnify against financial loss. Gary Roberson will review these for the committee at our next meeting.

Lights. It was moved (Roberson) and seconded (Wise) that we add one additional street light. This is to be located between 301 and 305 Mayflower.

The following criteria were discussed:

- The LED light should have a light temperature of <3000K (a more yellow light) and the lumens should be close to our existing lights.
- It should have a small solar panel and lithium ion battery to provide dusk to dawn lighting
- Lights are available so that 30% intensity is always on with 100% intensity initiated by a motion detector.
- The new pole and light will be independent of CCEC. If the light is a success and meets the general approval of current residents then the board will move to replace all existing lights with off the grid solar lights. The potential annual savings is about \$2000 if all lights are replaced. Depending on the cost of poles and installation (by us?) payback could be as little as three years.

Neighborhood bbq. A neighborhood bbq will be held June 1. Leslie Fall will coordinate. (By the time these minutes are approved and sent to all members an e-vite will probably have been sent.)

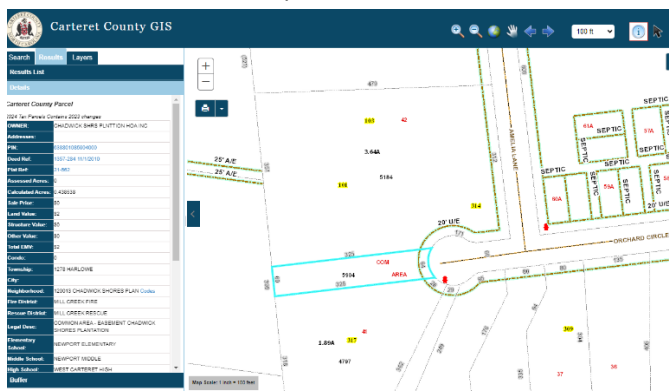
Additional Discussions/New Business.

Maintenance items. The pothole at the entrance to the neighborhood needs to be filled. Tommy Stann and Brian Hanson will look into this. The community dock gangway needs upgrading. Board members will suggest a plan. Input from all lot owners is appreciated.

Financial. Is it possible to streamline bill paying with automatic withdrawals from the association checking account? Can SeaGate Marina bill the association directly for boat launches?

Common areas. There are two common areas (see diagrams below) that would allow for ingress/egress to the neighborhood if properties adjacent to CS were to be developed. This is a moot point for the common area on Orchard Circle. A private structure was recently built on the lot next to Chadwick Shores at that site. Should an adjacent lot owner be allowed to acquire these parcels? How would that work?

Boat ramp. The issue of a neighborhood boat ramp was brought up. This is a recurring theme and initiated a discussion of the history as to why we don't have one. Pursuing a boat ramp will require future discussion and planning for feasibility (location, cost, and permissibility, among other considerations.)



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