

Minutes of Chadwick Shores HOA Board  
February 4, 2023

Present; (in person): Dale Southard, John Thompson, Gary Roberson, Brian Hanson;  
(by phone): Jeff Garner

1. Invoicing for mowing lot #4 was discussed. An email will go out to the lot owner with a reminder. In a related action, all lot owners will be reminded to maintain their lots in the coming growing season. In the future written reminder notices will be sent for lots that are not in compliance. The maximum grass height allowed is 16”.
2. Lot #51 has been cleaned up and is now in compliance with the covenants. A reminder will be sent to all lot owners to keep their lots free of debris.
3. It was noted that there is an outbuilding on lot #53 with T111 siding. A reminder will be sent to the homeowner that T111 siding is explicitly excluded by the HOA covenants. It is required that outbuildings match the siding of the house on the lot.
4. Gary noted that we will run short of money current calendar sometime this summer. He will transfer money from the HOA savings account to cover expenses until 2023 HOA fees are due in December. A budget will be worked up and reviewed at the annual meeting in the summer or early fall. It is anticipated that the HOA fee will increase to \$350 for the 2023 calendar year. It was noted that eight lot owners have not yet paid the 2022 fee. A second reminder will be sent in the coming week with notification of late fees and other potential consequences.
5. It was noted that extenuating circumstances, i.e. COVID, labor shortages, and supply chain issues, have delayed several construction projects in the neighborhood. Nonetheless, the covenants state that once a construction project has started the exterior of a residence should be complete within nine months. One or more construction projects have extended well beyond 12 months. It is the best interest of all HOA members that construction projects be completed as quickly as possible. Those lot owners with projects that have taken longer than 12 months will be requested to provide a plan for the completion of the exteriors of their houses in calendar year 2023.
6. A total of 26 favorable responses on Amendment 4 have been received. Two negative responses have been returned. That leaves 30 lots which have not yet voted. There is no time limit on the receipt of ballots. The vote will remain open until enough votes have been recorded to make a determination on the Amendment.

Respectively submitted,

Brian Hanson  
Secretary  
Chadwick Shores HOA Board