

**CHASE PARK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: October 19, 2020

PLACE: Online via Go-to meet.com

ATTENDING: Joel LaFleur, Director
Dennis Fegan, Director
Ron Long, Director
Todd Miller, Beacon Residential Mgmt. LLC

EXECUTIVE SESSION

With a quorum present, the meeting was called to order for the executive session at 6:30 p.m.

[REDACTED]

OPEN SESSION

Due to a technical difficulty delay, Director LaFleur called the public portion of the meeting to order at 7:35 pm and there were 07 homeowners were present along with board members and management.

FINANCIAL REPORT

Management explained the financial report ending 09/30/2020, including the Balance Sheet, Income & Expense Statement, Check Register Report, and Delinquency Report. The financials were reviewed, accepted and approved by all board members present upon motion by Director LaFleur with a second by Director Feagan.

The Board discussed Future meeting dates which are 01/11/21, the annual meeting on 04/19/21, 07/19/21, and 10/18/21.

The budget for 2021 was discussed and approved unanimously by the board upon motion by Director LaFleur and a second by Director Feagan. The budget included a reduction in annual assessment rate of \$50.00 per home at \$300.00 annually.

Discussion for 2021 projects were opened up by the board who solicited suggestions from the membership. There were no projects brought forward for discussion at this time.

PUBLIC COMMENTS

One member asked why there was a reduction in assessment rates. Director LaFleur advised the members that there was a surplus in the budget which the board felt should be passed along to the membership.

Another member asked about installing a ten-foot tall fence along the back or Tenth Street. The board explained that there was not enough money in the budget to cover all perimeter fence in the community. There was lively discussion about HOA responsibility regarding who owns the fences. The member did not feel the current reduction in the assessments was a good idea and would limit the HOA improvements.

One member brought up an issue about trees that were hanging very low and need to be trimmed. The violations brought up by the member have been noted by management on the DRV report and are being pursued.

Two other members complained about the on-going construction at the front of the community where Tractor Supply is being built. There are safety issues as well as noise issues involved for the owners along that side of the community. The member asked the board to approve a ten-foot tall privacy fence along that side of the community. Director Fegan suggested contacting the corporate office of Tractor Supply regarding the complaints as well as Nuisance Abatement with the County to cite the contractor for the nuisance items.

ADJOURN

WITH NO FURTHER BUSINESS TO BE BROUGHT BEFORE THE BOARD, the meeting was adjourned at 8:15 p.m.

Prepared by Todd Miller, Community Manager, Beacon Residential Mgmt. LLC and approved by the board of directors after review.