

Minutes for Chadwick Shores HOA Board Meeting February 15,2024

Call to Order @ 18:15

Roll Call

Marianne Carter, President
Kristen Downing, Vice President
Allison Duvall, Secretary
Karen Brothers, Treasurer
Rachel Carter, Communications Director

Agenda items

1. President's Report:

- **Community Open Forum**
 - Thursday 4/25 at 6 pm
 - **Next Steps:** Reserve Sneads Ferry Presbyterian Church and email community
- **Drainage**
 - Waiting on a quote from ECC; will fix the road at 344 CSD as well; Drainage in 400 block next to be repaired
- **Reserve Study**
 - Received 1 quote; tabling until March so we can receive another quote
- **Playground**
 - Identified by a resident that the ladder onto the playground equipment was broken. Reached out to the handyman to address and did not receive a reply so looped in ECC. ECC took the ladder down and identified other areas of concern. Premier Management recommended closing the playground due to the concerns. Secretary closed the playground 2/10 & the Communications Director notified the community
 - **Next Steps:** Getting 2 quotes for repairing and pressure washing the equipment. Also going to request that Premier adds inspecting the equipment to their monthly ride through checklist.

2. Vice President's Report:

3. Secretary's Report:

- **Gate Study**
 - **Survey Results:** 35% of total property owners responded to the survey. Of those that responded a majority voted that they would like the gates closed. Additionally, the board received feedback

from three residents that brought up concerns around safety and property value impact if the gates were locked open. Initially the plan was to follow up after the first survey to understand from those residents that voted to continue using the gates their reasons but the board decided (3 -1) not to send a follow up survey as they believe the reasons have been identified (property values, security and homeowners insurance rates).

■ **Next Steps:**

1. Obtain quotes from Secure Access to identify what the cost would be to fix our current gates or to replace the operators completely.
2. Vice President working on lighting for the gate area for flock cameras to capture footage at night correctly.

○ **PMC Maintenance Request Number**

- Tabling until gate decision is made

○ **Ways of Working**

- Discussed two changes to the ways of working

- **Next Steps:** Edit and send for vote

○ **Easter Egg Hunt:**

- HOA loaned easter eggs and decorations to a resident volunteer. Easter Egg hunt will take place the Saturday before Easter. HOA is going to put in email and on the front gate sign.

<https://facebook.com/events/s/chadwick-shores-easter-egg-hun/3561356754178234/>

4. Treasurer's Report:

○ **Insurance**

- Received details from SFI; pricing is the same as Nationwide but management would be local

- **Next Steps:** Contact PMC to have insurance coverage moved to SFI

○ **Non-member Joiner Letter**

- Received non-member joiner letter; is going to start contacting non-HOA members to encourage them to join the HOA

- **Next Steps:** Receive list of non-member addresses from PMC

○ **Financial Report Review**

- Have received approximately 40% of assessments for 2024; expect to move closer to 100% as we get closer to the March due date

- **Next Steps:** Contact financial advisor and determine if there are other ways to invest that are not being utilized.

5. Director-at-Large's Report

○ **Dock**

- Requested quote from PFL Marine construction on 1/10; Haven't received anything yet

- **Next Steps:** Follow up with PFL. Also there is one spot on the dock that looks bad so going to work to identify a resolution for it as well.
- **Front Gate Sign Lights**
 - Due to the power being off at the gates the lights on the Chadwick Shores signs are out; tested a solar light on them over the last few weeks but the board decided that solar was not the best way to move forward due to potential theft and lack of sunlight to charge it in the future.
 - **Next Steps:** Turn power back on at gates for now and contact PMC to request they have an electrician come out to quote running direct power to the current lights

6. Communications Director

- Provide education about flock in this month's email.

7. Resident Questions

- **Ombudsman Recommendation:**
 - A resident contacted the board asking if they had considered using an ombudsman as an intermediary between the board and the residents. They detailed how this role had been utilized in previous places of employment and the value it provided to have a middle player between management and employees.
 - The board discussed this option and agreed that this was an unnecessary position that could potentially cause more stress or barriers between the board and residents therefore they don't see the added value that this would provide. Unlike management at a job, the board holds little to no power over residents being that they do not control employment, wages etc of residents.
 - Additionally, the board hopes that with the added levels of transparency that have been implemented in the last year or so residents feel as though they can be open in reaching out with concerns and questions. If a resident does not feel like they can reach out to the board directly they can always reach out to Premier.

Adjourned @ 19:42