



**Minutes of a Meeting
of the Homeowners Association
November 15, 2023
Annual Meeting**

Meeting Date: November 15, 2023

Meeting Time: 7:00 P.M.

Meeting Location: The Oaks Academy Gymnasium

Board Members Present: Jeannie Ambler, Chris Corr, Rob Lime, Roy Shawhan, Alex Trueblood, John McElwee

Others Present: Chad King & Chad Walker (C2 Services, LLC), other interested members and area homeowners.

Call To Order: President Rob Lime called the meeting to order at 7:00 P.M.

President Lime welcomed all members and provided a preview of the agenda. There will be three open board positions for election tonight. In addition, there is consideration to creating a committee to review current covenants and guidelines to bring up to date. An increase to the annual dues is under consideration given increasing landscaping costs.

Approval of Minutes: Minutes of the October 9, 2023 Meeting were presented. Upon a motion by Alex Trueblood and a second by Chris Corr, the minutes of the October 9, 2023 meeting were unanimously approved.

Land Use Presentation: Representative of Chatham Park Development provided an update to the proposed development at the intersection of 25th and Delaware Streets. Construction is currently expected to commence Spring 2024 with an approximate 13-month construction schedule, all subject to change. A question and answer session followed.

Gather 22: Ken Reinstrom provided an update to the opening of Gather 22 at the northwest corner of Pennsylvania and 22nd Streets.

Budget: Budget proposals were provided with an option of keeping dues at \$200, raising to \$225 and to \$250 per lot. Landscaping costs are rising in order to increase the quality of services. A discussion also followed regarding the value of Urban Times delivery. Upon motion by Chris Corr and seconded by Roy Shawhan, the budget option of \$225 per lot was recommended by the board on a 5-1 vote and approved by the membership.

HOA Covenants and Guidelines: Rob Lime made a call for volunteers interested in participating in a review of the HOA Covenants and Guidelines. A discussion followed on the need to solicit input from the greater neighborhood.



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Social Committee: The Social Committee was essentially defunct in 2023 due to a lack of a chair. Rob Lime asked for volunteers to serve as a chair and to revitalize the committee.

Board Nominations: Dan Ambler and Ayreka Crew-Lingenfelter were duly nominated and elected for three-year terms.

Adjournment: Upon unanimous agreement, the meeting was adjourned at 8:04 p.m.

Next Meeting: January 8, 2023 7:00 p.m. via Zoom.

DRAFT