

CHALCOMBE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

June 12th, 2023

Minutes of the Board of Directors Meeting of the Chalcombe Court Homeowners Association, Charlotte, NC, held at 5:45 pm on the 12th of June, 2023.

I. CALL TO ORDER

Board President Dave Goodrum called the meeting to order at 5:46 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at 6:04 p.m.

Present: *Dave Goodrum, Carol Cedar, Will Frazier, Lauren White, and Katie Gregory*

Also Present: *Nicole DeRiso*

III. OPEN FORUM

a. No homeowner request to meet with the board

IV. APPROVAL OF THE MINUTES OF THE May 8th MEETING

Motion by Katie Gregory, seconded by Dave Goodrum, to approve the minutes of the Regular Meeting of May 8th, 2023.

V. TREASURERS REPORT

Will Frazier gave the financial report. Homeowners may review through their vine. There are four delinquent accounts with a total of \$3,847.32 in past due assessments.

VI. OLD BUSINESS

i. Violations Discussion

ii. Landscaping Updates

1. Katie motioned to have new pine needles placed around buildings excluding natural wooded perimeter. Dave seconded this. The board unanimously approved this.

iii. Clubhouse: Cleaner

iv. Pool Updates

1. The electrician will send new light options for the clubhouse. He will also fix the mailbox kiosk light.

VII. NEW BUSINESS

i. Substitute Annual Meeting

1. There will be an annual meeting on July 26th at 6:00. There will be more details soon to follow.

ii. Lease Agreements

1. It is the responsibility of any homeowner who is renting out their unit to provide the signed copy of the lease agreement to Cedar Management prior to the start of the lease date.
2. It is the responsibility of the homeowner to forward any information received to the renter.

VIII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for *July 10th at 6:00pm.*

The board meeting adjourned at 7:38 p.m.

These minutes were approved by the Board of Directors.

Lauren White, Secretary

June 12th, 2023