



Chapel Park Home Owners' Association Trustee Meeting Minutes January 4, 2020

The meeting was called to order at 9:36 a.m. by Thorn Keene at St. Jude Catholic Church in the Old Nursery room. Trustees in attendance: Darrell Albanito, Denny Irwin, Thorn Keene and Steve Klemm.

1. Minutes Approval – September 30, 2019

The minutes from the Sept. 30 trustee meeting were approved unanimously. Darrell made a motion; Thorn seconded. Steve will post on the website.

2. Financial Report / Dues Payment Status

All properties have paid their annual dues. Trustees requested that a final financial summary and update be provided to the association for the end of 2019.

3. Covenant Change Strategy / Execution Plan

Trustees reviewed the versions of filed covenants. We will be consulting with our attorney on next steps to update specific sections of the covenants.

4. Common Areas

Brief discussion on creating a consistent look – landscaping and decorations – between the two entrance signs. More discussions will need to occur on what steps can be taken over the coming months.

5. Garage Extension – 10708 N. Dana Dr.

This was approved unanimously via email 5-0 by the Trustees. Visual inspection showed the project was completed. Steve will send the homeowners a notice of approval.

6. Directory Status

No significant update on the directory. It is believed to be current as possible with recent new residents. Thorn shared a couple additional updates that can be made. Denny shared pricing on getting a directory printed. Trustees need a plan and timeline for distribution (likely a spring distribution).

7. Energy Policy Statement Filing Status

There was some discussion on speaking with the attorney first before filing the energy policy. The project that spurred the development of the energy policy is not moving forward. Trustees decided to hold on filing until the attorney is consulted on if a formal connection to the covenants is necessary. More discussion on the energy policy filing will take place after our consultation with the attorney.

8. Spring Landscaping Plan

We will need discussions on a plan for new landscaping for each sign area. Denny has received some preliminary pricing from area nurseries.

9. Front Pole Light Update – 10617 N. Dana Dr.

Front pole light was out for a period of time, but it is now operational. Issue has been resolved.

10. New Business

No new business.

Steve made a motion to adjourn; Darrell seconded.
Meeting adjourned at 10:42 a.m.

Steve Klemm



Secretary
Chapel Park Home Owners' Association