



## Chapel Park Home Owners' Association Trustee Meeting Minutes March 1, 2020

The meeting was called to order at 6:05 p.m. by Thorn Keene at St. Jude Catholic Church in Room A108. Trustees in attendance: Darrell Albanito, Denny Irwin, Thorn Keene and Steve Klemm.

### 1. Minutes Approval – January 4, 2020

The minutes from the January 4, 2020 meeting were unanimously approved by the trustees via email. Minutes have been posted to the website.

### 2. Current Account Balance

There was no treasurer's report.

### 3. Spring Landscaping Strategy

Denny inquired about the easement size for each sign and the access. He asked if permission was required before work began. We need to get clarification on the easement access and plan for landscaping. Denny recommended that we start from scratch around both signs. Denny took the action item to get with Steve and Noreen Friedman on landscaping options and coordinate with Capt. Whitney at the four way stop.

### 4. Directory Status

Denny will distribute copies of the directory at the future trustee election. Thorn asked about email distribution. For now, we will distribute hard copies on election night and follow up with homes that do not pick up their hard copies. Emailed copies may be revisited in the future.

### 5. Trustee Election Plan

The HOA will post trustee nomination requests on the website, via the Chapel Park Courier newsletter, and via signage in the subdivision. Thorn will take the action item to get announcement inclusion in the newsletter. We will set the deadline for nominations once we have an estimated distribution timeframe for the newsletter and other collateral.

### 6. Temporary Swimming Pools

As summer approaches, trustees are mindful of the complaint that arose last year regarding a temporary, above-ground pool. The covenants allow trustee discretion in this area, but we need to ensure it does not create conflicts with the covenants. We need to determine what is covered by the covenants. Darrell will reach out to no-cost legal counsel to get clarification on the "and the like" language included in the covenants.

### 7. Covenant Modification – Scope and Next Steps

Thorn indicated that we need to revisit the covenants and begin working sessions on how to address the key additions and amendments. We need legal advice on the best amendment strategy for the covenants. Darrell made a motion to reach out to the attorney; Denny seconded; unanimous approval on the motion. Thorn will reach out to Katie to have her draft an email to the attorney asking for clarification on amendment. Trustees will approve the final email message.

### 8. New Business

None

Steve made a motion to adjourn; Denny seconded.  
Meeting adjourned at 7:30 p.m.



Steve Klemm  
Secretary  
Chapel Park Home Owners' Association