



## Chapel Park Homeowners' Association Trustee Meeting Minutes August 9, 2020

The meeting was called to order at 6:02 p.m. by Thorn Keene at St. Jude Parish (outdoor meeting with social distancing). Trustees in attendance: Darrell Albanito, Nick Anderson, Denny Irwin, Thorn Keene and Steve Klemm.

- **Minutes Approval – June 20, 2020**

The minutes from the June 20, 2020 meeting were unanimously approved by the trustees via email. Minutes have been posted to the website.

- **Current Account Balance**

There was no treasurer's report this meeting, but Nick will provide an update at the next Trustee Meeting.

- **Covenant Validity**

There was discussion regarding specific provisions that permitted the Trustees to amend the covenants in 2012. There is still uncertainty if specific provisions were taken into account by our legal counsel. Thorn requested a motion to go back to the attorney without incurring charges and inquire if provisions 3E1 and 4H were considered in their recommendation. Motion was approved contingent on no charges being incurred. Thorn will relay any details back to the Trustees.

- **Directory Status**

Denny is updating the directory with new homeowners/residents at 10722 Lauraline and 10716 N Alex. The cost to print double-sided directory will cost less than \$25.00. Denny proposed mailing any dues reminders with the directory.

- **Dues Invoicing/Payments**

Dues received is going well – we have received a mix of checks and PayPal payments. Nick provided a summary of all payments received as of 8/9/2020. He will follow up with properties that have not paid dues within the next two weeks to remind them of the deadline.

- **Homeowner Landscaping**

There are several homes with yards that are not being well kept and manicured. One property specifically mentioned was 10614 Alex. Trustees will assess the current condition of the property at 10614 Alex and determine if further action to remedy the condition is necessary per the covenants. Action item: Trustees to assess property and provide

- **Liability Insurance Coverage Comparison**

Thorn is still working on getting comparison pricing on our Liability Insurance. Steve will provide a copy of the insurance coverage documents so that we can maintain similar provisions while attempting to lower our annual premium. Trustees will review new policy once we get a quote from the new insurance agency.

- **New Business**

- a. Repayment of landscaping mulch: a payment of approximately \$44.00 will be made to the Friedmans to reimburse them for mulch purchased for the four-way stop landscaping.
- b. Darrell has sold his home and will be moving from the neighborhood. There was discussion of protocol of nominating a Trustee replacement following the start of the new fiscal year.



Darrell made a motion to adjourn; Denny seconded.  
Meeting adjourned at 6:55 p.m.

Steve Klemm  
Secretary  
Chapel Park Homeowners' Association