

Chatfield II Homeowners Association

Annual Meeting Minutes

April 12, 2021

Meeting began at 6:03 PM

Introduction of Board of Directors:

Board Member: David Hernandez

Board Member: Rae Lyn Ehlers

Board Member: Susan Towles

Board Member: Harlan Bullinger

Board Member: Ralph Douglas

Members present: John Pearson, Sherry Bley, Rae Lyn Ehlers, Susan Towles, Dave & Lori Hernandez, Ralph Douglas, Don Hamilton, Frank Schuhmann, Harlan Bullinger, Dan & Jo Beth Chittenden, Krista Ehlers

- 2 proxies received; 13 properties were represented in person or by proxy

Introduction of Heritage Property Management Team:

David Caldwell & Barbara Butzen

2020 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Unfinished Business:

- Comments made that cutting down the tree on Chatfield Drive to the right of the entrance has helped.
- The tree to the left of the entrance is hindering the view and possibly a safety issue. 3 in opposition to having the tree cut down. Board will assess options to include possibly trimming.
- It was noted that the new subdivision adjacent to Chatfield II has planted several small trees that could become problems in the future.

New Business:

- Question from owner about ways of getting notified in case of emergency when the irrigation is off.
- Question about Lien and Collection procedures on delinquent accounts.
- Irrigation Line is 16 years old and is gravity fed.
 - Lines are scheduled to be flushed every two weeks in attempt to improve flow.
 - It is recommended that several clean-outs be installed over the next several years due to cost.
- Question concerning the impact on irrigation from the new housing development.
- Question about holding Special Assessment to increase dues for a couple years for major improvements to the irrigation line.

2021 Budget:

- Approve 2021 budget as proposed. M/S/C. None opposed. HPM will post approved budget on website.

Nomination of Board Members:

- Floor open for nominations.
- Vote to approve the current slate of directors which includes the current members.
- All in favor, none opposed

Meeting adjourned at 6:48 PM

Minutes taken by

Barbara Butzen

Heritage Property Management