



Cheltenham HOA
Board Meeting Minutes
May 23, 2023, at 5:30pm
Join Zoom Meeting

<https://us02web.zoom.us/j/83594626263?pwd=bjRScG55ZklwYkJKUG80VGZ4Q0dOZz09>

Minutes

1. Roll Call
 - a. Board of Directors (Establish Board Quorum) –
 - i. **Jim Lauritzen, Nancy Humphries & Austin (Crosby) Humphries**
 - b. WEB Properties, Inc. –
 - i. **Bill Butler** – Bill noted Lauri was out of town and Holly Waggoner is no longer at WEB
 - c. Homeowners –
 - i. **None Present**
2. Approval of minutes of 02/15/23 meeting
 - i. **February 15, 2023 – Approved by all.**
3. Unfinished Business
 - a. Vole problem in swale adjacent to Crosby's house – Contract review.
 - i. **The contract for \$790.25 for 1 year was approved. This is only for the corner of Elm and Strong Rd and the area at the north end of Elm.**
4. New Business
 - a. Next Meeting Date – **September 26, 2023 at 5:30 pm via Zoom**
 - b. Landscape contract – **This has been signed and work has commenced by Inland Landscaping.**
 - c. Large swale maintenance – **WEB will have its maintenance personal work on keeping the weeds cut down and utilize bee friendly weed killers such as Dawn detergent and vinegar.**
 - d. Unscreened Trashcans – **The number of infractions continues to go down and all agreed that the community looks much better this year.**
 - e. Reserve Study – **After discussing Fannie Mae article, WEB will get a bid for a study.**
 - f. Other Items

- i. We discussed the encroachment by the non-HOA home bordering the large swale that is partially utilizing some of what is common area. Jim was concerned about adverse possession. - **Bill noted that common areas are exempt from this. Bill will also reach out to the homeowner to discuss this and get access to a large portion of the common area that needs to be weed whipped a couple of times a year.**
- ii. Jim also noted that there is a home on Cannon that has a raided planter on the side of their yard. – **WEB will notify the resident that the existing one is fine, but these cannot be in the front yard areas.**
- iii. Jim asked if there could be anything done about how fast church goers were speeding on Strong Rd. – **Bill believes he knows some of the pastoral persons and would reach out to see if they could ask for better neighborhood courtesy.**
- iv. Jim brought up his maintenance of the swale next to his home and asked the Board to increase the annual payment to him from \$180.00 to \$200.00. – **This was approved by the other Board Members.**

5. Adjournment