

# Charleston Harbor Homes Association

[www.charlestonharbor.org](http://www.charlestonharbor.org)

## CHHA BOARD OF DIRECTORS

Brent DePhillips	President
Susie Hanna	Vice President
Dave Swiss	Secretary
Daniel Argall	Treasurer
Kay Foxe	Member
Mark Kasik	Member
Troy Muckerheide	Member

The Board of Directors for the Charleston Harbor Homes Association (CHHA) held a working meeting at 5:15 pm on October 21, 2020 in the heated garage at the home of President DePhillips due to the current Covid-19 protocols for safety (masks and distancing). All members of the Board and Jason White of Brookwater Management, LLC (Brookwater) were present.

Brookwater presented a bid from one contractor to remove the deteriorated asphalt trail located on the south side of the Lake. The bid was considerably higher than anticipated, but Brookwater expects to receive several more bids from other contractors. The Board will revisit the matter at the next meeting in November.

A new portion of sidewalk was poured on the west side of the Quincy Commons community property several months ago. A question arose regarding a warranty on the work by the contractor. Brookwater has discussed the matter with the contractor and will obtain a written warranty from the contractor.

The Board will address the bids for a new video security system at the Pool at the next meeting along with other budget issues to be considered for the 2021 budget. Craig Maynard, pool manager, discovered a water leak at the pool while covering the pool for the winter. Mr. Maynard was able to temporarily stop the leak for the winter, but a permanent repair will need to be made before the pool can be fully filled and reopened next year. Brookwater will request bids by contractors to do the repair work.

Brookwater provided to the Board information on delinquent accounts of homeowners for nonpayment of annual assessments (including interest and collection costs) fees, and covenant restriction violation assessments. The delinquent homeowners owe a total of \$4,166.45. Currently, the Board directed Brookwater as CHHA agent to file a civil suit on a delinquent homeowner's account which was more than 14 months in arrears. The suit is pending in small claims court at the Clay County Rooney Justice Center.

Brookwater provided the Board with a copy of the minutes of the Board of Directors' meeting in November 2008 which contained the following Resolution For Dues Enforcement duly passed and adopted by the Board of Directors pursuant to the powers granted by the Homes Association Declaration Article IV, Section 2:

Be It Resolved that prior resolutions of the Board of Directors relating to enforcement of dues and assessments are amended as follows: There shall be penalties, interest and charges for failure to pay homeowners assessments when due. All assessments shall be due and payable January 1 for the following year. All assessments not paid by March 31st shall have a penalty of \$40.00 and all assessments not paid in full by June 30<sup>th</sup> shall have added a penalty of \$40.00. Upon and after June 30<sup>th</sup> there shall be assessed interest of ten percent (10%) per annum on the unpaid balance until all assessments, penalties, interest and collection charges shall be paid in full.

Any assessment not paid in full by June 30<sup>th</sup> shall be enforced by the recording of a lien, and at the direction of the Board of Directors by a civil suit and such collection procedures against the individual homeowners as shall be available at law. If a lien or a suit be filed the delinquent homeowners shall pay in addition to dues, penalties and interest all costs of filing and releasing the lien and all costs of collection including attorney's fees.

Upon motion and second at this meeting the current Board reaffirmed the foregoing Resolution For Dues Enforcement enacted in November 2008 as being continuously in effect as the policy for collection of homeowners assessments in arrears, and directed that the policy be published on the Resources link for Charleston Harbor HOA website maintained by Brookwater and on the website [www.charlestonharbor.org](http://www.charlestonharbor.org). The Resolution for publication is attached to these minutes under the said title.

The Board has scheduled a working meeting for November 18, 2020 at 5:15 pm, subject to time change as schedules allow. The Secretary reported that he contacted the Shoal Creek Police Station regarding meeting space and was informed that the community room at the police station is not open for public use and there is no foreseeable date to make the room available due to Covid 19 protocols and safety measures. For further working meetings in the cold months Brookwater may be setting up video conferences, i.e. Zoom, for the Board to virtually meet and address Association matters. The Board will not have meetings open to membership attendance until it is safe to do so.

The meeting adjourned at 7:00 pm.

## **RESOLUTION FOR DUES ENFORCEMENT**

Be It Resolved that prior resolutions of the Board of Directors relating to enforcement of dues and assessments are amended as follows: There shall be penalties, interest and charges for failure to pay homeowners assessments when due. All assessments shall be due and payable January 1 for the following year. All assessments not paid by March 31st shall have a penalty of \$40.00 and all assessments not paid in full by June 30<sup>th</sup> shall have added a penalty of \$40.00.

Upon and after June 30<sup>th</sup> there shall be assessed interest of ten percent (10%) per annum on the unpaid balance until all assessments, penalties, interest and collection charges shall be paid in full.

Any assessment not paid in full by June 30<sup>th</sup> shall be enforced by the recording of a lien, and at the direction of the Board of Directors by a civil suit, and such collection procedures against the individual homeowners as shall be available at law. If a lien or a suit be filed the delinquent homeowners shall pay in addition to dues, penalties and interest all costs of filing and releasing the lien and all costs of collection including attorney's fees.

(Enacted by resolution of the Board of Directors of the Charleston Harbor Homes Association at its meeting in November 2008, reaffirmed by the Board of Directors at its meeting October 21, 2020.)