

Charleston Harbor Homes Association

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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

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The Board of Directors for the Charleston Harbor Home Owners Association (CHHOA) held a working meeting at 7 pm on September 22, 2020 at the Charleston Harbor Pool area parking lot due to the current protocols for safety regarding the Covid-19 pandemic. All members of the Board and Jason White of Brookwater Management, LLC (Brookwater) were present.

The Board discussed the condition of the asphalt trail along the south side of the Lake. A resident had reported a minor mishap due to the deterioration of the asphalt and the area of the incident was blocked off with the assistance of property manager Brookwater. Several Board members viewed the trail and reported that most of that part is in poor condition. Apparently, the trail has existed since the initial development of Charleston Harbor in 1988. The Board determined that this issue should be addressed and directed Brookwater to obtain bids for the removal of the existing asphalt trail from the dam west to the first walkover bridge. A decision for further action will be considered when the cost is determined. Residents are urged to exercise caution when in that area of the HOA community property.

Brookwater presented the status of delinquent accounts due to CHHOA. The Board discussed in general the policy on the collection of delinquent accounts, which includes written notices delivered to the party holding the delinquent account for collection, and whether generally to proceed with filing a public lien and or filing a claim in small claims court. The Board will follow the current collection policy, and if payment is not made by a delinquent account holder upon notice of payment due, then the Board shall direct Brookwater of appropriate action to take, i.e., filing a public lien against the property, filing a claim in small claims court, or both. The Board did authorize Brookwater, as property manager of CHHOA and registered agent, to file an action in the small claims court of Clay County on an account which has been delinquent for over a year. A Board member and Jason White will attend to present evidence.

The previous Board had addressed the deficiencies of the video security surveillance system at the CHHOA and directed Brookwater to obtain bids for an upgraded security video system including internet integrated communication and better video storage access review. (Note, that's all this Secretary understood, except that an upgrade in the system is a good thing.) Brookwater has received and presented several bids for the Board to consider for further action.

The Board considered the HOA providing lighting at the community property designated Quincy Commons. The lighting to be furnished will be similar to the yard lights on the residential lots. The Landscape Committee will do further review of the matter including the type and number of lamps to use, bid requests through Brookwater for costs to purchase and install lamps, and what will be required for Evergy to provide an electric usage meter and connect power.

It was dark at 8 pm at the parking lot, issues having been discussed, the meeting adjourned.