

# CHOA Board Meeting February 12, 2025

Randy called the meeting to order at 2:28pm

Board members present: Randy Hitz, Bob Bush, Karen Siegel, Sandie Maki, Mary Fieweger, Robin Schulz, Marilyn Ellwood, Judy Giers (Shirley Hoem is out of the area, Robin is out.) Others present: Joe Fieweger, Steve Chinn, Claude Campbell (via Zoom), Mike Chinn (via Zoom), Jan Landis (via zoom).

The draft of the January minutes was sent out in last week. These were approved as distributed.

Open Forum: No Outside homeowners requested time during the open forum.

**2:38 Reports Only the treasurer's report at this special Board Meeting. See report below.**

## 2.40 New Business

- CHOA insurance master policy: Randy provided an update regarding potential changes to the Insurance and how we implement this at CHOA.
  - Will schedule an all-homeowners meeting.
  - Common Area Insurance
  - There is potential that State Farm may not renew. If any single homeowner does not fix their defective plumbing, State Farm may not renew the entire HOA.
  - Questions on proposals.
    - HO-6 v HO-3
    - Certificates of insurance – potential use of third party to monitor this. Claude to check on the cost.
    - **Proposed Motion: Proposed changes to CC+R. Motion includes a contingency on checking the HO-6 v HO-3 insurance clarification and accepting either as written or as modified with regard to HO-6 v HO-3. Motion passed unanimously. Actual wording to be added later. See action items below.**
    - **Proposed motion to the draft resolution: Not completed. Will be revisited after acquiring more information.**
    - **Action items:**
      - Judy to follow up with questions to the lawyer
      - Claude to check on group earthquake quote
      - Claude to check on monitoring of insurance
      - Randy to check with ALTA regarding what they are doing with earthquake insurance.
      - Randy/Steve to check with Jay on the estimated cost of Common area insurance, Liability insurance, etc. -everything that we currently have except the individual homes and the individual homes' earthquake insurance.
      - Steve to check with Jay regarding "substantial progress regarding plumbing inspections".
      - Bob to get a copy of the actual words of the CC+R change to add to these minutes. (Randy, Judy) These minutes will not be posted until approval at the next board meeting – per our standard procedure.
- Gary DiCenzo, Steve Ellwood and Mark Leathers were nominated to be the CHOA AC committee. Gary and Steve will start immediately with Robin staying on temporarily. These nominations were approved unanimously. In mid-April Mark will replace Robin going forward. Bob is stepping off the committee.

Adjourned 3:57

## **Treasurer's report. Sandie Maki, Treasurer**

It's the beginning of a new year and everything is pretty quiet for now.  
A \$205,000 TCD matured and we renewed it for \$213,000.

# **Draft Agenda Wednesday, February 12, 2025 at 2:30 p.m. - CHOA Monthly Board Meeting at Rec Hall C and zoom**

## **Join Zoom Meeting**

<https://pdx.zoom.us/j/81241431582>

### **2:30 - Welcome and Call to Order**

- **Note for guest: Please remember this is a board meeting, guests are not to interrupt unless asked to speak by the chairman. If you do have a concern, it is best to put your concern in writing prior to the board meeting so that the board will have time to thoughtfully consider your concern. – Thank You**

**\*\*Minutes from Last Meeting Approval -ALL**

### **2:35 Open Forum**

Questions from Resident Attendees – 2 minutes maximum per person

### **2:45 Reports**

### **3:00 Insurance Business**

- CHOA insurance master policy
- Plumbing Inspections
- Architecture committee membership

### **4:30 Adjourn**

**\*Executive Session (as needed) –\* Need to vote to move to executive meeting**

**\*\* No need to approve by vote monthly minutes or treasurers report**