



# Chantarelle Homeowners Association

165 ST. JAMES DRIVE • SONOMA CA 95476

## Board of Director's Meeting Minutes November 16, 2021

President Steve called the meeting to order at 2:00 P.M.

**Members Present** – Pat Chace, Tom Flinn, Steve Rogers & Ron Yamato

### **Minutes-**

**Moved, seconded and passed to approve the October 22, 2021 Executive Session Meeting and October 12, 2021 Board meeting minutes contingent upon line item Low Voltage Lights Out – changed to read – Waldron while during planting improvements will repair low voltage system and run new wires and Landscape Improvement \$8800 changed to \$10,000.** Motion passed unanimously.

**Treasurers Report-** Ron discussed the current financials

**Moved, seconded and passed to approve the September & October 2021 financial statements.** Motion passed unanimously.

### **Committee Reports:**

**Clubhouse** – Linda noted Sons of Italy requested to use the clubhouse. The Board decided to deny the request.

**Landscape** – Debbie noted the following: Waldron repaired the low voltage lighting and installed new plantings by the clubhouse, large tree trimming completed, hard pruning will take place in January and in mid March individual planting will be addressed.

**Safety/Welfare** – Peggy noted the Emergency Contact Forms will be sent with the newsletter.

**Welcoming** – Russelle noted Peggy is accompanying her when greeting new residents.

### **Old Business:**

**Clubhouse Gutters** – Tom Flinn is to contact the company again for scheduling.

**Shower By Pass Update** – Schedule for installation is to be confirmed along with adding the replacement of the mix valve.

**Bolt Electric** – Ron noted the majority of the work has been completed.

**Fill Open Board Seat** –

**Moved, Seconded and Passed to appoint Cindy Adams to fill the open seat of Roger Young remaining time on the Board (March 2023).**

### **New Business:**

#### **2022 Budget-**

**Moved, Seconded and passed to approve the 2022 Budget as drafted.** Motion passed unanimously

**Reserve Study --**

**Moved, Seconded and passed to approve the reserve study.** Motion passed unanimously

**Moss On The Clubhouse Roof** – There was concern expressed that the proposal to clean gutters included removing moss from the roof but no moss is observed. Tom is to confirm with the company.

**Adjournment –**

**Moved, seconded and passed to adjourn at 3:00 P.M.**

DRAFT