

**CHALCOMBE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
January 16<sup>th</sup>, 2023

Minutes of the Board of Directors Meeting of the Chalcombe Court Homeowners Association, Charlotte, NC, held at 6:30 pm on the 16<sup>th</sup> of January, 2023.

**I. CALL TO ORDER**

Board member Dave Goodrum called the meeting to order at 6:30 p.m.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 6:30 p.m.

Present: *Dave Goodrum, Carol Cedar, Will Frazier, Lauren White, and Katie Gregory*

Also Present: *Nicole DeRiso*

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motion by Katie Gregory, seconded by Dave Goodrum, to approve the minutes of the Regular Meeting of December, 2022.

**IV. TREASURERS REPORT**

Will Frazier gave the financial report. Homeowners may review through their vine.

**V. OLD BUSINESS**

- a. Violations: Bicycles in common area/fire exit intrusions, deck roof coverings, trash
- b. Water leak issues/specific discussion in regards to R & Rs
- c. Mailbox vandalism/discussion recent damage to 5003 kiosk
  - i. The board discussed possible options to correct this

**VI. NEW BUSINESS**

- a. Arborguard Proposal: Discussion. Will motioned to tree pruning to give roofing clearance and pear tree removal around circle drive due to parasitic mistletoe infestation. Carol seconded this. The board was all in agreement.
- b. Spectrum Contract: Renewal discussion of new contract. Katie motioned not to renew a different contract provided by Spectrum. The motion was seconded by Will. The board was all in agreement that this decision was in the best interest of all homeowners.
- c. SHS Roofing Proposal/Discussion
- d. Mitten & Company Roofing Proposal/Discussion
- e. Cedar Management Company & Chalcombe Court Contract
- f. Carolina Site final phase paving contract/Craig Gannoway
  - i. The board has decided this will be done at a later date

**VII. NEXT MEETING DATE**

The next monthly Board meeting is scheduled for *February 13<sup>th</sup> at 6:30pm.*

The board meeting adjourned at 8:21 p.m.

These minutes were approved by the Board of Directors.

Lauren White, Secretary  
January 16<sup>th</sup>, 2023