

**CHCA Meeting Final Minutes**  
**September 2021 - Approved 10/12/2021**

1. **Attendance:** Erin Zelinski-Righter, Adam Baas, Alan Miroslaw, Emma Lindholm, Dave Nadolny, Jodi Barnhill, Andrea Nadolny, Will Pearce. Will wrote the minutes in Tim's absence.
2. **Review/approval of prior month's minutes:** Alan motioned, Adam seconded, approved by voice vote.
3. **Treasurer's report**
  - a. Adam reviewed line items on the P&L that he had e-mailed to us on 9/13, and explained that while this P&L reflects \$-800 loss on the year, we are still awaiting approximately \$3k of receivables, which he will follow up on by October 1. Also, we received the income from the 5K, and our bank balances are sufficiently large, with approximately \$8,000 in Checking and \$3,500 in Savings, with \$2,500 going to cover the sign expense, and the other \$1,000 for contingencies.
  - b. Specifically, to further explain the expenses which account for the current negative net income on the P&L: we will have higher expenses in 2021 than most years because of the new entry sign payments. To date, we have received \$6,282 of the total \$7,656 total sign cost. We have already paid 50% of the total costs. The anonymous donor plans to make up the remaining \$1,374 of costs for the final sign payment.
  - c. Furthermore, a one-time \$600 expense was incurred for the IRS non-reporting penalty payment (planned to be made on 9/19 by Emma). Adam and Emma continued working to provide the proper IRS back-reporting information in early September.
  - d. Adam noted that membership dues are down for 2021, compared to 2020. Emma suggested that we might do one last push for membership dues, and asked Adam to provide an update regarding how many houses have paid, thus giving a percentage of non-paying residences to use in our messaging requesting dues payment.
4. **Courier - Volunteer to pick up, sort and deliver to trustees?**
  - a. The latest Courier is currently being sent to the printer.
  - b. Alan volunteered to sort the Couriers into packets; Will volunteered to pick the Couriers up from the printer and give to Alan, and then pick up the sorted packets from Alan to deliver to all the Trustees
  - c. There will be one more Courier after this one, to describe the upcoming holiday events, and from which the ads will be removed for the vendors who have not yet renewed payment for their ads this year
5. **Halloween Party and Decorating Contest - FB events**
  - a. Kristan Orban, the Event Chair, has been talking with Cynthia MacKenzie, the sponsor.
  - b. The event, Sunday, October 24 starting at 3:00 PM, is planned to involve a picture taking station, a pumpkin patch, and Halloween goodies, including a pumpkin, to pick up to take with you.

- c. Also, there will be a Halloween Decorating Contest, on Tuesday, October 26, at 7:00 PM
- d. Alan will create the FB events for these two events, and their schedule can also be found on the CHCA website calendar

**6. Children's Holiday Party - format**

- a. Erin Zelinski-Righter, the Event Chair, presented some ideas for the format of this event, Sunday, December 12, starting at 3:00 PM - which may include some of the following features in item 6) b., to be firmed up at the next meeting
- b. Possibly an in-person photo with Santa, with Santa and the child standing on either side of the tree, everyone wearing masks, and then the child leaves the shelter house – however, it might be necessary at the time of the event again to conduct the meeting with Santa by Zoom call; goodies, such as wrapped candy canes, to be taken at the event and/or left outside in a bin to be picked up later in the day at 7:00 PM during luminary lighting when many people are out walking

**7. Public comments**

- a. Alan has scheduled the Porch Growler social event, for Sunday, October 3, from noon to 5:00 PM; Alan noted that the Porch Growler has in the past donated 25% of the receipts from Colonial Hills customers' tabs to the CHCA; and that you can order pizza from the shop across the street
- b. Will summarized the August 18 Zoom call presentation he attended, by Patrick Maynard, President & CEO of Boundless, of their upcoming development plan for their ±40 acres located at 445 E. Dublin Granville Road; the main point was that Mr. Maynard committed to keeping the road closed between Proprietors Road and Indianola

**8. Adjourn**

- a. Alan first, Dave seconded. Motion to adjourn passed.