

CHCA Meeting Final Minutes
October 2025 - Approved 11/11/2025

1. **Attendance** - Leslie Caruso, Matt McKeegan, Alan Miroslaw, Mary Ann Ogle, Will Pearce, Lis Rundle, Ron Sears, Brittany Smith, Jeff Spain, and Megan Spain
2. **Review/Approve prior month's minutes** – *Mary Ann motion, Will second, passed.*
3. **Treasurer's Report**
 - **Operations Year to Date**
 - Matt sent the P&L reports and reconciliation forms for the CHCA accounts (Checking, Money Market Savings, and Savings) for September 2025. The account balances are Checking ~\$1,779, Money Market Savings ~\$20,649, and Savings ~\$502.
 - **Fund Balances**

Matt noted that two additional newsletters will add to this year's expenses, and he is projecting a modest loss of ~\$600.
4. **New Business/Upcoming Events**
 - **Halloween Party/Pumpkin Patch Oct.26**
 - Brittany confirmed she has purchased all items, candy, crafts, prizes, and snacks, and plans to pick up water last minute. Leslie said she is also contributing candy.
 - Brittany said she emailed the invoices to Matt, and noted we are at the budget. The total amount spent was ~\$628, exceeding the \$500 budget, however, Brittany said she will be happy to cover the overage as part of her membership dues.
 - Alan asked about volunteer needs; Brittany confirmed she will send Alan the total number of volunteers needed and an activity overview, with station assignments finalized day-of.
 - Mary Ann, Leslie, and Ron confirmed they will be at the event to volunteer. Ron said he will bring decorations (which include spiders and a smoking dragon). Lis also spoke with Brittany about volunteering.
 - Megan suggested including middle school-aged kids, noting they still enjoy dressing up and may appreciate being part of the event. Leslie suggested Alan put a plug in for the middle-school age group.
 - **Halloween Decorating Contest Oct.28**
 - Alan noted that Dave Nadolny confirmed he will chair the Halloween Decorating Contest this year.
 - **Officer Nominations/Applications**

The group acknowledged officer roles remain a priority, but outreach efforts have not been successful. Ron suggested this is another area where a Public Relations officer could add value.
5. **November Reminders**
 - **Courier**
 - Leslie confirmed the next Courier edition is in production. Will noted printing is underway and the papers may be complete by the end of the week. Leslie volunteered to assist with pickup, sorting, and/or delivery.
 - **Officer Elections**
 - Leslie emphasized that elections are next month and encouraged anyone interested to get involved.
 - **Food Drive**
 - Leslie shared that Erin Zelinski, though unable to attend, reached out regarding the November 8th Food Drive. Alan said he will follow up with Erin.

- **Luminaries**
 - Will confirmed luminaries are on track, and Kroger approved his request to coordinate plastic bag pickup at an alternate location.
- **Holiday Party**
 - The group noted the Holiday Party needs to remain on the radar and added that Erin Zelinski has done a fantastic job chairing the event in past years.

6. Public Comments

- Megan Spain attended the meeting to discuss concerns about Elford's proposal to develop the Boundless property. Megan shared she contacted all City Council candidates to ask how they would vote: two opposed, two did not respond, and one opposed but also raised concerns. One of the candidates noted that once the Municipal Planning Committee supports the development, it becomes harder for City Council to oppose, urging the community to act quickly; he also noted that Boundless' lack of communication has been a concern. The candidates who opposed acknowledged strong community resistance.
- Ron shared a map of the property connecting Route 161 to Colonial Hills, noting the proposed 246 apartments would equate to 30% of Colonial Hills' residences. He expressed concern that the development could create traffic bottlenecks at Dublin Granville Rd. and egress issues, potentially increasing pressure to connect the neighborhood directly to Route 161. Ron proposed relaunching CHAT (Colonial Hills Advocates Together) to organize a community response. Ron and Mary Ann said they could lead the effort, but that the group also needs new members.
- Leslie added asked Ron to follow up with Mandie to document to last Boundless meeting, so that the CHCA could share the information on the website. Will added, that the CHCA, can publicize the information but cannot advocate due to CHCA's 501c3 status. Ron said he will write two reports, one factual for CHCA, and one analytical.
- Ron shared his email and invited anyone interested in getting involved to contact him. Leslie suggested getting the word out on FB. Alan confirmed he is the administrator of the neighborhood's FB, CHAT, and CHCA websites.
- Jeff Spain, Chair of the July 4th 5K, announced the timing company for the 2026 race is no longer available. Jeff said he expects a replacement to cost about three times as much.

7. Adjourn- Mary Ann motion, Will second.