

CHCA Meeting Final Minutes  
December 2025 - Approved 01/13/2026

1. **Attendance** – Leslie Caruso, Matt McKeegan, Alan Miroslaw, Mary Ann Ogle, Will Pearce, Lis Rundle, Ron Sears, Brittany Smith, Casey Wright, Max Wright, Erin Zelinski
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 and Money Market Savings) for November 2025. The account balances are Checking ~\$472, Money Market Savings ~\$20,719, and Savings ~\$501.
  - **Fund Balance**
    - Matt mentioned that the balances have not changed significantly since last month; although we are slightly off target, it is not a cause for concern. He also noted that we lost the sponsor for the Holiday Party. Ron inquired about the amount, and Matt confirmed it was \$250. Alan stated he will follow up with Erin Glowacki, who sponsored last year's Holiday Party and sponsors the Luminaries. Additionally, Matt shared that Luke's has expressed interest in sponsorship opportunities beyond advertising.
4. **2026 Calendar Reservation Status/2026 Event Chairs**
  - Leslie announced that the 2026 calendar is finalized, and Will committed to proofreading it.
  - Regarding 2026 event chairs, Leslie asked whether she should follow up on upcoming events. She asked if it was safe to assume that Anne Schuster will continue chairing the Easter Egg event and that Rachael will chair the Garage Sale event. Leslie also asked if anyone had reached out to Amanda Rule about chairing the Fourth of July event. The group suggested that adding a volunteer manager to the Fourth of July event could potentially help Amanda.
5. **2026 Calendar Magnet**
  - Leslie stated she will speak with Cynthia to confirm her sponsorship for the magnet and finalize color selection. The group confirmed the first Courier of the year (late January or February) will include the magnet. Will mentioned he believes he requested a template from GraphX last year. Leslie said she will begin working on the magnet.
6. **December Events/Thank You's**
  - **Holiday Party/ December 14th (Erin Zelinski-Righter!!)**
    - Erin asked if we have a confirmed sponsor for the Holiday Party, and the group noted that we do not. Erin mentioned she has chaired the event since 2020, and last year was the first time we had a sponsor. She also noted that we have received Facebook posts regarding Santa and need to follow up. Erin's Santa contact quoted \$250, and Matt confirmed he increased the event's budget to \$500. Alan said he will respond to the Facebook posts.
    - Erin shared that the event is on track: Michelle has been helping, and a teenage volunteer will bake cookies. She plans to recruit two to three additional volunteers via SignUpGenius. Leslie asked if Heather had reached out because her son is interested in volunteering; Alan and Erin agreed to add his name to the list. Will confirmed he will attend the Holiday Party to assist as needed. Mary Ann confirmed she will bring a rocking chair around 2:30 PM, and Casey offered to lend her a rocking chair as well, if needed.

- **Light Your Luminaries/ December 14th (Will Pearce!!)**
  - Leslie praised Luminary event chair Will Pearce! Will shared a recap of the Luminary set-up: twenty-two adult volunteers and twelve youth volunteers assembled approximately nine hundred kits by 10:50 A.M, tying the record time for fastest completion! Will reported total expenses of \$1,007, slightly over the \$950 budget, attributing the overage to inflation. The group also recognized Mary Ann for providing the well-deserved donuts and coffee. Will announced that we have found a volunteer to cover the apartments; Will delivered the kits to her, and Dave Nadolny offered to further explain the process to her. Leslie and Will noted that managing the district is a significant undertaking, consisting of eighty-one couriers and seventy-five luminary kits for the apartments and condos, spread out along East Selby.
- **Holiday House Decorating Contest/December 16th (Dave Nadolny!!)**
  - Leslie gave a big shout-out to Dave Nadolny for his support in chairing the Holiday House Decorating Contest.
- **Luminary/Holiday Signs (Lis Rundle!!!)**
  - Leslie expressed her appreciation to Lis for posting the CHCA event signs this year and shared that she hopes Lis will continue doing so.

## 7. Public Comments

- Max, a neighborhood resident, introduced himself as a junior at Thomas Worthington High School with an interest in STEM fields such as robotics, physics, and mechanical engineering. He shared that he has been looking for ways to get involved with CHCA for some time. Max noted that it has been challenging to find volunteer opportunities because his generation primarily uses Instagram rather than Facebook, and he knows other students who face similar difficulties. The group acknowledged the need for outreach and social media efforts geared toward younger generations. Max expressed interest and suggested coordinating the opportunities with school events, noting that the National Honor Society, for example, requires volunteer hours. Will recommended that Max familiarize himself with the CHCA website and Facebook page, then create an Instagram account to share content. He asked Max to develop a prototype, and Alan noted we can link the accounts. Max also expressed appreciation for the Courier, which he values as an important part of the neighborhood.
- Regarding the Elford-Boundless plan, Ron expressed concern regarding timing, anticipating swift finalization of the deal without sufficient opportunity for resident input. Leslie inquired about the status of the CHAT platform launch. Mary Ann said she plans to distribute a notice, provided by Ron, on all residents' doors to encourage participation and awareness of CHAT. Mary Ann emphasized that she needs Ron to finalize the notice; Ron noted that it is not yet ready as he is gathering factual evidence and intends to obtain attorney's approval. Ron stressed the importance of strong resident attendance at the municipal planning committee meeting. Will highlighted the need to post accurate information on CHAT and recommended publishing both an analysis and an invitation on the platform. The group recognized Ron for the effectiveness of his previous signage, and the group suggested considering additional signs. The group expressed hope that CHAT will help mobilize community action regarding the proposed apartment development. Matt noted that the current designation for the exit is "emergency only," though this could change through zoning adjustments. Mary Ann added that the requested traffic study will occur after the variance. Mary Ann shared copies of the December Worthington Spotlight, which included an article on the plan. During the discussion, the group noted that a different version of some of the information in the article is available on the CHCA's website.

## 8. Adjourn- Mary Ann motion, Will second.