

Minutes of the Meeting of the Chambers Landing HOA Membership January 19, 2020

Board Members: Matt Dulworth, President,
Tommy Dulworth, Vice-President,
Gerald Wensel, Director

Other Officers: Tommy Dulworth, Treasurer,
Lori Dulworth, Secretary

Committees:

- **Architectural Control:** Matt Dulworth, Tommy Dulworth, Gerald Wensel, Chad Farr
- **Facilities and Maintenance:** Matt Dulworth, Gerald Wensel, Bob McWhorter
- **Communications:** Valerie Minnick

Matt Dulworth, President, presided over the meeting beginning at 2:20PM at 295 Paradise Dr., Chambers Landing.

Lori Dulworth, Secretary, recorded the meeting minutes.

Board members present: Matt Dulworth, Tommy Dulworth, Gerald Wensel

Proper notification of the meeting was posted on the Chambers Landing website 10 weeks in advance and notice was delivered by email & US Postal Service to all members who maintain a current email & mailing address to the Association.

A quorum was verified. There were 10 members in attendance & 3 members represented by proxy. A quorum of 39% present.

The minutes of the 2019 Annual Meeting were read by the secretary, Lori Dulworth and were approved by voice vote of the members.

2019 Year End Review & 2020 at a Glance were reported by the President, Matt Dulworth. Matt reported: 85% of Assessments were collected in 2019 totaling \$18,004. This is what was hoped for & expected for 2019.

In April, the Court ruling on Pre-Trail Motion in favor of Chambers Landing HOA (Determination of Facts of Law) in its entirety and denied the plaintiffs request in its entirety. The plaintiffs hired new counsel whom filed a Request for Reconsideration in October. Hearing was held in November. Awaiting Court ruling. The BOD hired local representation, John Jackson to finish out the lawsuit with Cagle to consult when needed.

The community boat dock needed some major repairs & the HOA was in violation. Those repairs were completed in December by several of the HOA members. Several of the homeowners pitched in to keep the addition mowed all year, kept the potholes filled, trim the

trees & spray the weeds. This is something that should be hired out and we hope to return to that soon. More lots were purchased this year with buyers planning on building homesteads.

2020 at a Glance: 58% of the Assessments have been collected thus far. High hopes to have a lawsuit resolution and moving forward with community growth. Looking forward to meeting and getting to know those who are building. We would like to have a CLHOA fish fry this spring.

Tommy Dulworth, Treasurer, reported on YTD Balance Sheet and 2020 Approved Budget. With all bills and monthly attorney's fees paid & the deposit of assessments collected, the current bank balance is \$13,193.49.

Matt Dulworth, Tommy Dulworth & Gerald Wensel seats on the Board of Directors were uncontested and confirmed by unanimous vote.

The Board answered many questions & concerns from the members regarding the lawsuit and budget. The members appreciated the Board's transparency and many members expressed their gratitude for everything the BOD have been doing for the Association.

The Board thanked all members who attended the meeting and encouraged all to get involved.

The meeting was adjourned at 3:08PM.

Note: Please send any updates to email address, mailing address or phone number to: secretary@chamberslanding.org.

Website: www.chamberslanding.org