

## **Minutes of the Meeting of the Chambers Landing HOA Membership January 17, 2021**

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 Zoom meeting beginning at 2:13PM.

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 two 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 40% present.

The minutes of the 2020 Annual Meeting were read by the secretary, Lori Dulworth and were approved by voice vote of the members.

2020 Year End Review was reported by the President, Matt Dulworth. Matt reported: 83% of Assessments were collected in 2020 totaling \$19,150 (includes assessments & late fee collected). This was the anticipated assessments to be collected. TRWD approved boat dock repairs and issued annual operating license. Several construction projects began, and one home build completed. A mowing contract and loan were entered into in April. Chambers Landing gained ten new lot owners in 2020.

Tommy Dulworth, Treasurer, reported on YTD Balance Sheet and 2021 Approved Budget. With 20% of 2021 Assessment collected thus far, the current bank balance is \$9,122.24

Matt Dulworth, Tommy Dulworth & Freddy King were elected to the Board of Directors by unanimous vote.

The Board had an open discussion with the members regarding the ongoing lawsuit. The Board requested and received great input from the members and will take the next agreed upon steps in moving forward.

The Board outlined the steps the HOA members need to take if a Homeowner would like to erect a metal building. It is stated in the CCRs-The ACC shall the authority, acting in its sole discretion, to grant exceptions in writing to the Type of Buildings Permitted and to develop policies and guidelines with respect to implementing the restrictions, subject only to approval by the Board. If a Homeowner would like to erect a metal building, he/she must submit Improvements, Additions and Modifications Review Form to the ACC for approval.

The subject of establishing a community hub via a social networking platform was raised. Christy Gant & Melissa McDougal graciously volunteered to create a community hub.

The Board thanked all members who attended the meeting.

The meeting was adjourned at 3:18PM.

Note: Please send any updates to: email address, mailing address or phone number to [secretary@chamberslanding.org](mailto:secretary@chamberslanding.org).

Website: [www.chamberslanding.org](http://www.chamberslanding.org)