

CHPOA Board Minutes - December 7, 2017

Members Present: David Scanga, George Higgins, Michael Senger, Ben Fisher, Kevin Mintz, Robb English, and Property Manager, Al Soulier - Absent: Paul Lowe.

Guests: Bill Evans and Ron Holmes.

I. Meeting called to Order at 7:03.

II. Approval on NOV17 minutes - David moves to approve NOV17 minutes as written, Ben seconds, NOV17 minutes are approved.

III. Old Business

A. Sign for park - Price increase because board chose to increase size from 1.5 X 2 to 3 X 4; sign will attach to seven foot posts; aluminum sign. Original quote \$238.90 (1.5 X 2) New cost \$472.41 (2 X3); difference \$233.51. Michael moves to approve cost of new sign, Kevin seconded; motion approved.

IV. Committee Reports

A. Maintenance and Improvements (Kevin) - Ground works doing good work, satisfied with work so far. Front entrance has been re-sodded on North side, extended grass. Original contract asked for weekly report, maintenance committee decided to move to monthly report will send monthly report to Property Manager with monthly invoice. First phase of front entrance redesign was completed.

B. Finance (George) - No Report; assessment letters will be sent soon

C. Architectural (David) - No Report

V. Property Managers Report (Al) - Report emailed to board members.

VI. New Business

A. Discussion of addressing D.O.T. for light at Old 86 and Lafayette - CHPOA board will contact Town board and discuss intersection concerns, ask to get on the Town's agenda.

B. Set date for annual dues letter stuffing party - Sunday, December 17, 4:30 - 6:30pm at Al's.

C. Discussion of party at the park - request from resident to have a wedding rehearsal dinner at park and serve alcohol to guests. Discussion about liability and risk to the CHPOA. Al contacted Dawn at State Farm and Dawn stated that alcohol does increase CHPOA liability exposure. State Farm does not provide "Event Coverage." Dawn advised us to get

event coverage or require the renter to purchase it for all events held at the park and alcohol is present. Al contacted Jen Della Valle, Assistant to the Town Manager to inquire about any Town regulations concerning alcohol. Jenn checked with Police Chief Hampton and the Chief Hampton said that Town policies generally only apply to Town streets, sidewalks, parks, parking lots, not private property like CHPOA Park. Jenn did say tha events on private property can still be subject to Town and State ABC commission's regulations depending on how the alcohol is being provided. No permission needed if BYOB but if they are selling or providing alcohol, we may need to check with the State ABC commission about any permits/approvals the renter may need. Board will look into process and report back to resident regarding approval or denial of their request.

D. Bocce court in front yard - AC's rationale for denial, bocce court was defined as a play structure, what will the court look like 10 years from now. Discussion went around the table 2X, and members and residents all shared their opinions.

Vote - Board overrides AC decision 4-2 to deny request. Tom Brown can move forward with construction of Bocce Ball court in the front of his house.

VII. The board verbally recognizes the positive contributions and service of board member Kevin Mintz for serving a one-year term as a Board Member and acting as the chair for the Maintenance Committee. Also, the board verbally recognizes the leadership and service of David Scanga for serving in the role of Board President for the past two years.

VIII. Adjournment 9:13pm