

**CCoA POA**  
**Board Meeting Minutes**

**October 18, 2021**

6:00 PM @ 135 Fontainbleau

Convened: 6:10 pm

**Board:** President-Mike Chastain (MC), Vice President-Heath Shearson (HS - absent),  
Secretary-Sherry Kuebler (SK), Treasurer-Orlando Martinez (OM),  
Beautification-John Todd (JT), Committees-Bill Lamb (BL), Committees-Mike Lynch (ML)

**New Business**

New officers HS & SK approved as VP and Secretary respectively – **BL motion, ML 2nd, 5 affirm**  
BL agreed to remain on Board for 1 more term to replace ML (retiring in 2021)  
Board agreed to manually process 2022 dues invoices with informational letter from OM

Board approved 2022 dues increase to \$70/yr **MC motion, BL 2<sup>nd</sup>, 5 affirm**

OM completed SOP rewrite & Board approved – **ML motion, MC 2nd, 5 affirm**  
OM reviewed SOP Board positions division of labor  
OM will train HS on Concern Form process  
OM has updated Access database with current address/owner info & emails

Income/Expense evaluations (OM)

OM has completed registration with Venmo for dues payments (in addition to PayPal)  
2021 yr-end budget projections tentatively pointing toward a minimal surplus

Contracts (MC)

Frost Landscaping and TurfMaster were reviewed and confirmed as active through 12/31/2022  
2022: Frost Landscaping increases from \$360 to \$387/mo; TurfMaster unchanged @ \$7,672/mo

April 2022 POA Meeting (BL)

BL will confirm with Maumelle Mayor & work on Maumelle PD & work with JT on NLRWW  
MC will check with Tim Jenkins & gave BL contact info for Becky McPeake

**Old Business**

Phase 21 III A, B, C 3-phase clarifications (OM/JT)

JT reviewed how CCoA POA is comprised of multiple phases and how Ph 21 IIIA was 90% build-out so developers added to CCoA POA

Separating Sologne from CCoA POA (OM/MC)

Board discussed separation of Sologne and tabled until next meeting – nothing more can be done until a separate Board of Directors can be seated

Additions to CCoA POA (MC/JT)

The Board reviewed requirement to add new Phases to CCoA POA and understands that, as per Bylaws, additions require 50%+ vote approval requirement of all property owners

Adjourned: 7:25 pm