

Chapel Creek HOA 2024 Annual Meeting

Minutes

Location: North Side Lions Club Community Center
Date: November 2, 2024
Time: 10:00-12:00

Agenda

1. Registration, 27% of homeowners in attendance.
2. Meeting called to order at 10:05 by CCHOA President Todd Brown.
3. Updates:
 - Recap of front entrance landscaping.
 - Removal and replacement of wall letters scheduled for week of 11/5. New lettering will be a different font in black.
 - Entrance walls to be power washed week of 11/5.Todd Brown addressed following questions from homeowners:
 - Lettering was voted on by the board and landscaping committee.
 - Total cost of letters and labor, including tax, \$2400.
 - Currently no immediate plans to add any type of fencing along the sodded strips at entrance.
 - Sodded strips to be maintained by each corner homeowner as part of routine yard maintenance.
 - City did a speed bump test in January 2024; based on results of that test, we did not qualify for speed bumps.
4. Treasurer, Richard Reginald, reported current financials in good standing. Confirmation of 2025 HOA Dues, \$125, payable 1/1/25. No planned assessment for 2025.
 - Treasurer confirmed all 2024 HOA dues and assessments had been collected.
 - Treasurer will address best method to record income in same year as expenses.
 - Discussion of separate Christmas fund \$500, anonymous donations in 2022. Decorations planned for 11/23/24.
5. Discussion of neighborhood safety. Recent rash of auto break-ins, no thefts or damages. Reminder of past instances with theft of property. Homeowners reminded to lock vehicles and be aware of suspicious vehicles not belonging in neighborhood.
6. Todd Brown introduced Mayor Scott Conger who updated homeowners on current and future City projects followed by Q & A's:
 - Chapel Creek street resurfacing - Mayor stated that resurfacing is determined by Pacer rating system and depends on where we fall on that list.
 - Markings at each storm drain is a comprehensive study being done on entire city storm drains structure to determine repairs or replacements.
 - Drag racing and other traffic offenders being addressed by JCPD utilizing AI (artificial intelligence) plot cameras for identification.
 - Regarding residential sink holes, Mayor stated City legal dept. prohibits City from working on residential sink holes, except if the City had worked on said residential property in the past. Therefore, City would be obligated to correct issue if their repair had failed.Mayor discussed JCPD currently at 199 officers, down 23 officers from their goal. Currently patrolling for 133,000 residents with 52% coming from outside Madison County.

Infrastructure plans moving forward as a result of American Rescue Plan grants being applied to storm drains and parks.

Additional discussion included:

- Development of downtown area;
- Status of homeless shelter;
- Use of additional traffic circles where they make sense;
- Middle Fork Bottoms State Park;
- Concern about quality of the public school system and impact on the economy;
- Traffic flow and control, especially around the Chick-Filet at Stonebridge and Vann Dr;
- Amount of federal money going to city and county;
- Housing study to deal with City housing needs.

During discussion, the Mayor shared his contact info:

via phone: 731-425-8241

via social media: mayorscottconger

via email: sconger@jacksontn.gov

7. Discussion about Restrictive Covenant enforcement and how it is approached.
8. Motion to adopt Restated and Amended Bylaws made by Peggy Case, seconded by Mike McCullar. Motion passed. Comment regarding online voting and request for future use of this process.
9. Announcement of 2 officer openings as of 1/1/25:
 - President Todd Brown and
 - Secretary Julie JonesRequest for nominees was made; no nominations.
10. Reminder HOA Dues payable on 1/1/25. Notices to go out in NYCU email in the next 3-4 weeks.

Meeting adjourned at 12:20 pm.