

CHIMNEY HILL OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 23, 2018

MINUTES

A meeting of the Chimney Hill Board of Directors was held on May 23, 2018 @ 5 p.m. at the Chimney Hill office in Wilmington, VT. The meeting was called to order by Gene Clark, President, @ 5:00 p.m. Present were Jane Cary, Diana Gould and by phone, Kerri Tyerman and Craig Creller. Others present were Ken Spicer, Executive Director, as well as Chimney Hill home owners Keith Mears, Keith Herbert and Chris Cogdill.

The Minutes of the Meetings on March 17, 2018 and March 31, 2018 were both approved (in favor: Diana Gould, Kerri Tyerman, Jane Cary, Gene Clark. Mr. Creller was not present at the time the minutes were approved).

NEW BUSINESS LETTERS

Setback Variance Request – B-127, Lilley, Garage

A request for a setback variance for the construction of a garage was requested by Mr. and Mrs. Lilley, owners of B-127 High Top Road. Owners wish to construct a garage to replace the existing shed. The placement of the proposed garage is 12 feet from the rear property line (only common land behind the property) requiring an 8 foot variance from the current 20 foot Chimney Hill setback requirement.

Ken Spicer reported that the Architectural Control Committee has recommended, after their review, that the variance be granted. A motion was made, seconded, and approved by a vote of 3 in favor (Jane Cary, Diana Gould, Kerri Tyerman), one abstention (Craig Creller), to approve the variance request of 8 feet to the 20 foot rear property line setback for the construction of a garage at B-127 High Top Road. Gene Clark had recused himself from this agenda item.

Home and Garden TV – “House Hunters”

HGTV program “House Hunters” would be at Chimney Hill to film a home in Chimney Hill, # 608/609 Binney Brook Road, recently purchased by Mr. and Mrs. Ling. HGTV/House Hunters have requested that they would like to also film some of our facilities and amenities as part of the program. Chimney Hill has received the appropriate insurance certificate as well as a HOA Location Agreement and Release to be signed by the board. A motion was made, seconded, and unanimously approved to sign the HOA Location Agreement and Release allowing “House Hunters” to film association facilities and amenities.

Lawyer for Annual Meeting

A motion to authorize Legal Committee Chair, Kerri Tyerman to reach out to find an attorney to attend the annual meeting was made, seconded and approved by the board.

EXECUTIVE SESSION

The Board entered into Executive Session at 5:58 p.m. and adjourned at 6:13 p.m. Legal matters were discussed.

OTHER BUSINESS

None.

NEXT BOARD MEETING DATE

The next Board of Directors meeting will take place after the Annual Meeting on June 2, 2018.

Respectfully submitted,

Diana Gould
Vice President/Secretary