

CHIMNEY HILL OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SATURDAY, JUNE 2, 2018

## MINUTES

A meeting of the Board of Directors was held on June 2, 2018 at the Chimney Hill office in Wilmington, VT. The meeting was called to order by president, Gene Clark @ 1:41 p.m. Present were Jane Cary, Diana Gould, Kerri Tyerman. Mary Ann Montano and Keith Mears. Others present were Ken Spicer, Executive Director and Craig Creller.

The Minutes of the meeting of May 23, 2018 were tabled. The financial report was given at the Annual Meeting of Members. Gene Clark, President, asked that any other business be held until the end of the meeting to allow for the election of the Executive Committee and committee assignments.

### **NOMINATIONS FOR THE CHIMNEY HILL BOARD OF DIRECTORS EXECUTIVE COMMITTEE**

Gene Clark, President, asked the Board if there were nominations for the Board of Directors Executive Committee which includes: President, Vice President/Treasurer, Vice President/Secretary and Director at Large.

After discussion a motion was duly made, seconded and carried that the following candidates were placed in nomination for the Chimney Hill Owners Association, Inc. Board of Directors Executive Committee:

Gene Clark, President, Kerri Tyerman, VP/Treasurer, Jane Cary, Vice President/Secretary, Diana Gould, Director at Large.

Gene Clark asked if there was any further discussion, hearing none he asked that the nominations for the Chimney Hill Board of Directors Executive Committee be closed.

Upon a unanimous vote by the Chimney Hill Board of Directors, the following Board members will serve as the Executive Committee of the Board through the Board meeting held after the Annual Meeting 2019: Gene Clark, President, Kerri Tyerman, VP/Treasurer, Jane Cary, Vice President/Secretary, Diana Gould, Director at Large.

Gene Clark, President, appointed the following Board members as Chairs. and Vice Chairs. to serve on the Association's committees:

Architectural Control, Gene Clark, Chair., Jane Cary, Vice Chair.  
Budget/Audit/Insurance, Mary Ann Montano, Chair., Kerri Tyerman, Vice Chair.  
Clubhouse/Recreation, Keith Mears, Chair., Kerri Tyerman, Vice Chair.  
Landscape, Jane Cary, Chair., Diana Gould, Vice Chair.  
Legal, Kerri Tyerman, Chair., Keith Mears, Vice Chair.  
Long Range Planning, Diana Gould, Chair., Mary Ann Montano, Vice Chair.  
Maintenance, Gene Clark, Chair., Keith Mears, Vice Chair.  
Management Review, Jane Cary, Chair., Diana Gould, Vice Chair.  
Nominations, Gene Clark, Chair.  
Public Relations, Mary Ann Montano, Chair., Diana Gould, Vice Chair.  
Real Estate/Rental Management, Diana Gould, Chair., Kerri Tyerman, Vice Chair.  
Water Commission, Gene Clark, Chair.

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**OLD BUSINESS**

A motion was made, seconded and passed to hire Fischer & Fischer, namely Kristen Swarthout, to review the CHOA Covenants and By-Laws. It was agreed that changing the By-Laws is less restrictive than changing the Covenants. The cost will depend a lot upon whether we can make fairly simple basic changes rather than “reinventing the wheel” and could run between \$6,000 and \$12,000. It was agreed that Kristen Swarthout be invited to come to a board meeting so we have a better understanding of the dimensions of the project we are undertaking.

**OTHER BUSINESS**

Ken Spicer presented the idea of having a CHOA Facebook Group that would be:

1. Closed and only for CHOA members;
2. Allow owners including families to participate;
3. The CHOA Office would be “administrator” of the page;
4. Security put in place, as suggested by Mary Ann Montano.

There was a motion put forth, seconded and passed to have such page and all Directors were in favor.

Gene Clark, President, reported that he had hand delivered a letter to Mr. Creller prior to the Board meeting reconfirming the April 22, 2017 Board of Directors vote to remove Mr. Creller from the Board.

**EXECUTIVE SESSION**

None.

**NEXT BOD MEETING DATE & TIME**

July 7, 2018, 3:30 PM at the CHOA office (Update Note: Since the June 2, 2018 Board meeting the time of the July 7, 2018 Board meeting was changed to 9:00 AM).

**ADJOURN**

The meeting was adjourned at 2:32 PM.

Respectfully submitted,  
Diana Gould  
V.P./Secty