

# Chesnut Village Community Association, Inc.

Annual Meeting  
December 6, 2022  
Video Conference  
6:00 PM  
Minutes

## Location

Video Conference

## Call to Order

The meeting was called to order at 6:04 PM.

## Appointment by the President of a Chairman of the Meeting

Chad Henley was appointed as Chairman of the Meeting

## Proof of Notice of the Meeting or Waiver of Notice

Kelly presented a signed, notarized affidavit that notice of the meeting was sent out to the owners.

## Roll Call/Certification of Quorum

Owners present were logged to the sign in sheet. There were eighteen (18) owners present. Quorum was not obtained. Representative present from Guardian Association Management was Kelly Burch.

## Reading of the Minutes

N/A

## Reports of Officers

N/A

## Reports of Committees

N/A

## Appointment of Inspectors of Election

N/A

## Determination of Number of Directors

N/A

## Election of Directors

Directors are elected for two-year terms and all Directors have one more year.

## Unfinished Business

N/A

## New Business

N/A

## General Discussion

Kelly reported that she had communicated with DR Horton regarding the list of pending items that had been received from Leland and was told that they only had one item as listed outstanding.

It was noted that parking on the street had improved and was only done periodically vs. daily.

Chad stated that the governing documents were available to all owners on the GAM website and the owner portal. Owners were directed to contact Kelly directly if they had questions pertaining to the owner portal.

Kelly was asked if the governing documents could be amended. She noted that they could be, there was a process and it was expensive. She was also asked if the Association could be dissolved. She asked the homeowner that was interested in that option to contact her directly for the information on that. Kelly reported that the Architectural Review Committee was in the process of creating guidelines to present to the Board of Directors to review.

Adjournment

As quorum was not obtained no business could be conducted and the meeting was adjourned at 6:48 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management