

# ≡ CHANCELLOR WEST ≡

CWFOA BOARD Meeting summary – 19May26

Board Members In attendance.

Board: Bill Anderson, Mike Jordan, Mike Middleton, Dave Walley, Becky Walley

Community Attendees: John Kalb, Mark McLaurine, Elisabeth Scott.

## **Quick recap**

The HOA board meeting focused on the pool reconstruction progress, financial updates, and insurance review discussions. The pavilion reconstruction began with engineered tape installation and is estimated to take 3 weeks, weather permitting, with pool opening planned for May 23rd. Mike Jordan reported that pool packets have been distributed with 4-6 waivers received so far, and all necessary pool maintenance equipment is available including vacuum equipment and cleaning supplies. The board discussed insurance concerns after State Farm reviewed past claims dating back to very old vandalism incidents, leading to discussions about seeking alternative insurance providers including a commercial insurance brokerage. Financial updates showed expenses of \$65,494.46 since January and \$16,292.37 in May expenses, with the US Treasury investment account awaiting activation before any investments can be made. John Kalb provided updates on pool area preparations including chair repairs and landscaping work, while Mike Middleton suggested involving volunteers for the court resurfacing project which requires three separate work phases. The board also discussed various maintenance items including fence repairs, entrance ceiling repairs, and driveway sealing needs that require attention.

## **Summary**

### **Treasury Investments and Funding Priorities**

The meeting began with Bill sharing the agenda, which included an insurance review and recent expenses discussion. David presented slides that were described as self-explanatory, and the group discussed treasury investments, noting that the first investment would likely occur in June once the account becomes active. Bill mentioned the need to review and revise funding priorities from the previous year as part of the reserve component update, with John Kalb having the original slides and plans to review 2027 priorities in the summer.

### **Pool Task Assignment Discussion**

Bill assigned Mike Jordan to take the lead on pool-related items including the vacuum and cleaning supplies, with Jordan confirming they already have the vacuum head and hose. Jordan agreed to follow up with Millennium about providing a pool cleaning cart and quoted, and mentioned he could donate a folding table from his collection. The discussion was interrupted when David experienced technical difficulties and had to leave the meeting early, with Bill noting they would continue the discussion later.

## **Pool Opening Preparation Meeting**

Bill and Jordan discussed the pool opening scheduled for May 23rd, weather permitting, with safety tape installation and muriatic acid treatment required for proper tape adherence. Jordan agreed to be present at the opening and will help compile waiver documents, while David Walley created a spreadsheet and folder system to track submitted waivers. The operating certificate review was confirmed without the additional \$300 fee, and Bill mentioned following up on fence repair and fish habitat structures in the pond.

## **Financial Updates and Budget Review**

David Walley presented financial updates showing \$17.92 in insurance reimbursement and \$109 in interest earned, with total expenses of \$65,494.46 since January and \$10,566.22 in April expenses including pool opening costs and tree work. The current checking account balance is \$30,022.87, with a budget variance of \$72,290.11 remaining from the approved \$145,455 total budget. The US Treasury government investment account is awaiting activation before any investments can be made, and Jordan discussed plans to source pool equipment including a vacuum and potential grill, with Millennium confirming they would provide a pool cover cart.

## **Pool Construction and Maintenance Updates**

The team discussed progress on pool maintenance and construction, with the county permit approved and work beginning the morning after a coordination meeting with contractors. The initial assessment indicated a 3-week timeline for completion, though weather conditions might impact the schedule. Pool packets have been distributed with 4-6 responses received so far, and daily pool service updates are being shared with the board. The team also addressed furniture repairs, with 5 chairs and 2 lounges cleaned and repaired, and plans were made to clean up leaves and debris around the pool area before potential rain later in the day.

## **Insurance and Property Claims Discussion**

Jordan discussed a call with Cliff Gallion from State Farm Insurance regarding a string of claims, including past vandalism incidents. He explained preventive measures taken, such as using a contractor for pool operations and removing flammable materials from the facility. The board agreed to explore insurance alternatives, as they felt State Farm had not provided adequate service over the years. Bill reported a call from a commercial insurance broker interested in appraising the community's assets, including the pool, playground equipment, and pavilion. John agreed to gather information on these values, and the group discussed potentially seeking additional insurance options.

## **Tennis Court Maintenance Planning**

Mike Middleton outlined plans for North Court cleaning, involving a three-step process with the help of FBI contractors. The team discussed plans for painting court lines and installing four square markings, with Mike confirming they have enough materials including stripe right paint and a 3-inch wide roller with extension rod. They addressed concerns about the tennis court fence needing repairs, particularly around the bottom support pipe and back right corner where trees fell on it. Jordan noted they only have one key for the door between tennis courts and pool and needs to get additional keys made, while the group agreed to leave existing fence posts at the pavilion area rather than extending them further.

## **Property Maintenance and Repairs Discussion**

The team discussed several maintenance and repair items for the property. Jordan agreed to contact MC Fence about repairing the front fence, while J. mentioned plans to address brickwork repairs near the pool pump room. The group also discussed issues with the pool entrance ceiling that needs drywall work and painting, with Jordan offering his experience in drywall repairs. Additionally, they noted that the entrance sprinkler system and irrigation repairs have been completed, and J. brought up the need to fix spidering in the driveway, which Mike offered to help source materials for through Seal Master.

### **Pool Fire Incident and Recovery**

The board discussed the recent pool fire incident, which was caused by an accidental chemical mixture and resulted in no injuries. The insurance claim has been processed to the penny, though negotiations for new premiums with State Farm are pending. The group debated plans for the pool opening, considering a potential grand opening event for July 4th or when the new pavilion is completed, though weather concerns and scheduling were discussed. The board also addressed the need to reschedule community activities until the pavilion construction is finished and discussed plans for purchasing and assembling new picnic tables once the pavilion is complete.

### **Next steps**

#### **Bill Anderson**

Send John Kalb the list of questions from the insurance broker

Plan grand opening event for pavilion for end of June

#### **David Walley**

Create a file folder in the drive for saving pool service daily panorama updates

Send communication to community about cancellation of Memorial Day picnic

Track pool waiver submissions and update spreadsheet

#### **John Kalb**

Look up reserve study information to answer insurance broker's questions about property values and details

Complete brickwork at the wall by the pump room

#### **Mike Jordan**

Follow up with Millennium about providing a pool cover cart they promised

Contact MC Fence to get a quote for front fence repair and also ask them to assess the damaged posts by the pavilion area

Scan and email the Moon family waiver to David Walley

Continue saving daily pool service maintenance updates and dump them into the shared folder

Get a good look at the pool entrance ceiling damage and assess what repairs are needed

Obtain another key for the tennis court/pool door and provide to construction crew

Clean leaves and trim growth at pool area on Friday morning

Donate one 8-foot folding table to pool area

Get muriatic acid for pool edge skid tape preparation

### **Mike Middleton**

Get together with Mike Jordan to provide drywall materials/tools for pool entrance ceiling repair

Talk to fencing people about court fence repair

Get a price for driveway patching material

Coordinate with Alex White to set up court taping and painting with FBI group

Give two bags of patching concrete to John Kalb

Set up committee for table assembly when pavilion is ready

**Next meeting schedule for 30 June 2026.**

# ≡CHANCELLOR WEST≡ HOMEOWNERS ASSOCIATION

## **Board of Directors' Meeting**

**19 May 2026**

**Executive Session**

## **Agenda**

- **Treasurer's Report & 2026 Budget**
- **Pavilion & Shed Rebuilding**
- **Pool Operations**
- **Landscape Issues**
- **Lake Actions**
- **Insurance Review**
- **Projects & Discussions**
- **Planning Calendar**
- **Member Questions & Comments**

# Treasurer's Report

Meeting Date: May 19, 2026

For The Period: Apr 26, 2026 to May 18, 2026

David Walley

# Highlights as of 5/18/2026

- Income: \$1792.46 Insurance reimbursement for damage fence and cleanup; \$1.09 interest earned in April.
- Expenses for period: \$65,494.46;
  - Jan 26: \$22,812.54
  - Feb 26: \$29,398.13
  - Mar 26: \$2,717.57
  - Apr 26: \$10,566.22
  - May 26: \$16,292.37

# Expenses April 2026

EXPENSES				
4/6/2026	Dominion	acct 001026355006 (For 2/5/2026-3/5/2026)	6240 Utilities	31.75
4/3/2026	Dominion	acct 002459002784 (For 2/5/2026-3/5/2026)	6240 Utilities	17.83
4/1/2026	Millennium Pool Management	Invoice 9757	6200 Pool Maintenance	2,781.00
4/3/2026	Belman Tax	invoice 1718; Bookkeeping	6170 Professional Fees	245.00
4/3/2026	Mike Jordan	Reimburse for paying for work by Hoyt outdoor Service on 4/3 pd with Check 5763	6130 Repairs & Maintenance	900.00
4/7/2026	Mike Middleton	Reimburse for Leap Products Order# SD-43195. Pickleball Net	7020 Tennis Courts, Fencing, Lighting	3,825.76
4/17/2026	Mike Middleton	Reimbursement for buying Rustoleum Blue Striping Paint. Order# H4660-267029	7020 Tennis Courts, Fencing, Lighting	67.81
4/17/2026	Mike Middleton	Reimbursement for buying 1. Concrete Degreaser, 2. White paint, 3. Scotchblue Order# 46600000882118	7020 Tennis Courts, Fencing, Lighting	88.84
4/17/2026	Mike Middleton	Reimbursement for buying 1. SPM Stripe Rite 2. SPM Courtflex Green. Inv# SOVA-00872, Sealmaster	7020 Tennis Courts, Fencing, Lighting	128.23
4/17/2026	Best Water VA.	Turn on water at Pool house. JOB# 8291	6200 Pool Maintenance	245.00
4/17/2026	Tamara Ubbelohde	Reimbursement for Purchases for Easter Egg hunt. 6 Receipts-T. Ubbelohde Easter 1-6; Authorized by HOA Board up to \$200.000	6290 HOA Events	98.02
4/17/2026	Rebecca Walley	Reimbursement for Purchases for Easter Egg hunt. 1 Receipt- R Walley Easter1; Authorized by HOA Board up to \$200.00	6290 HOA Events	57.98
4/20/2026	Virginia Waters & Wetlands, Inc	Invoice 08554, Stocking pond with fish	7097 Lake & Dam; Professional Fees	1,995.00
4/25/2026	Verizon	Internet: 557-561-473-0001-70	6230 Internet	84.00
				10,566.22

# Expenses May 1-18, 2026

EXPENSES				
5/1/2026	Millennium Pool Management	Invoice 9907	6200 Pool Maint	2,781.00
5/2/2026	Jim's Lawn Service	Invoice#6520: Lawn service in common areas	6190 Lawn Maint / Landscaping	685.00
5/4/2026	Dominion	acct 001026355006 (For 3/6/2026-4/6/2026)	6240 Utilities	44.50
5/4/2026	Dominion	acct 002459002784 (For 3/6/2026-4/6/2026)	6240 Utilities	17.97
5/4/2026	Dominion	acct 000236332508 (For 3/4/2026-4/1/2026)	6240 Utilities	93.34
5/6/2026	Redtwig	Chancellor West HOA Updated Spring Works Billing May 2026	6190 Lawn Maint / Landscaping	5,295.00
5/6/2026	Millennium Pool Management	Invoice 9920; Liquid Chlorine Setup	6200 Pool Maint	2,417.56
5/7/2026	Mike Jordan	Reimburse for paying for work by Hoyt outdoor Service on 5/7 pd with Check 5768	6130 Repairs & Maintenance	800.00
5/7/2026	Belman Tax	invoice 1787; Bookkeeping	6170 Professional Fees	245.00
5/16/2026	State Farm	Policy 96-GE-C719-6 Workers' Compensation & Employers Liability Policy	6100 Insurance	251.00
5/16/2026	State Farm	Policy 96-65-0052-6 Residential Community Association Policy	6100 Insurance	3,578.00
5/25/2026	Verizon	Internet: 557-561-473-0001-70	6230 Internet	84.00
				16,292.37

# Income 1/1/2026-4/30/2026

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<b>Income</b>	<b>Jan 26</b>
<b>Interest</b>	<b>\$1.13</b>
<b>Assessment Payments</b>	<b>\$28,280.00</b>
<b>Income</b>	<b>Feb 26</b>
<b>Interest</b>	<b>\$1.02</b>
<b>Assessment Payments</b>	<b>\$32,220</b>
<b>Income</b>	<b>Mar 26</b>
<b>Interest</b>	<b>\$1.14</b>
<b>Assessment Payments</b>	<b>\$17,276</b>
<b>Income</b>	<b>Apr 26</b>
<b>Interest</b>	<b>\$1.09</b>
<b>Assessment Payments</b>	<b>\$1,656</b>

## Summary of accounts

### Checking and Savings

<i>Account</i>	<i>Page</i>	<i>Account number</i>	<i>Ending balance last statement</i>	<i>Ending balance this statement</i>
INITIATE BUSINESS CHECKING <sup>SM</sup> (Your primary account)	2	6709262973	38,932.69	30,022.87
BUSINESS MARKET RATE SAVINGS	4	1585285537	133,388.81	133,389.90
<b>Total deposit accounts</b>			<b>\$172,321.50</b>	<b>\$163,412.77</b>

## Statement period activity summary

Beginning balance on 4/1	\$38,932.69
Deposits/Credits	1,963.30
Withdrawals/Debits	- 10,873.12
<b>Ending balance on 4/30</b>	<b>\$30,022.87</b>

	Apr 26 Register
Previous Balance	\$38932.69
Income	\$1656.40
Expenditures	\$10566.22
<b>New Balance</b>	<b>\$30022.87</b>

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Chancellor West Homeowners' Association Inc  
**Profit & Loss**  
 April 2026

05/14/26

Cash Basis

	Apr 26
Ordinary Income/Expense	
Income	
4010 · Membership Dues & Fees	1,656.40
4100 · Interest Income	1.09
<b>Total Income</b>	<b>1,657.49</b>
Expense	
6130 · Repairs and Maintenance	900.00
6170 · Professional Fees	245.00
6200 · Pool Maintenance	3,026.00
6210 · Taxes & Licenses	0.00
6230 · Telephone / Internet	84.00
6240 · Utilities-Elect-Septic-Trash	49.58
6290 · HOA Social Events	156.00
<b>Total Expense</b>	<b>4,460.58</b>
<b>Net Ordinary Income</b>	<b>-2,803.09</b>
Other Income/Expense	
Other Expense	
7000 · Reserve Component Expenses	
7020 · Tennis Court, Fencing, Lighting	4,110.64
7097 · Lake & Dam	1,995.00
<b>Total 7000 · Reserve Component Expenses</b>	<b>6,105.64</b>
<b>Total Other Expense</b>	<b>6,105.64</b>
<b>Net Other Income</b>	<b>-6,105.64</b>
<b>Net Income</b>	<b>-8,908.73</b>

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Chancellor West Homeowners' Association Inc  
**Profit & Loss**  
 January through April 2026

05/14/26

Cash Basis

	Jan - Apr 26
Ordinary Income/Expense	
Income	
4010 · Membership Dues & Fees	79,432.40
4100 · Interest Income	4.38
<b>Total Income</b>	<b>79,436.78</b>
Expense	
6060 · Dues and Subscriptions	25.00
6130 · Repairs and Maintenance	900.00
6150 · Office / Petty Cash Expenses	159.19
6170 · Professional Fees	2,148.50
6190 · Lawn Maintenance / Landscaping	488.75
6200 · Pool Maintenance	3,026.00
6210 · Taxes & Licenses	306.90
6230 · Telephone / Internet	336.00
6240 · Utilities-Elect-Septic-Trash	466.24
6290 · HOA Social Events	156.00
<b>Total Expense</b>	<b>8,012.58</b>
<b>Net Ordinary Income</b>	<b>71,424.20</b>
Other Income/Expense	
Other Expense	
7000 · Reserve Component Expenses	
7020 · Tennis Court, Fencing, Lighting	4,110.64
7045 · Equipment	21.04
7096 · Irrigation System	316.20
7097 · Lake & Dam	4,445.00
<b>Total 7000 · Reserve Component Expenses</b>	<b>8,892.88</b>
<b>Total Other Expense</b>	<b>8,892.88</b>
<b>Net Other Income</b>	<b>-8,892.88</b>
<b>Net Income</b>	<b>62,531.32</b>

# Income 1/1/2026 – 4/26/2026

	Actual Jan 26	Actual Feb 26	Actual Mar 26	Actual April 26	Actual May 26	Actual June 26	Actual July 26	Actual Aug 26	Actual Sept 26	Actual Oct 26	Actual Nov 26	Actual Dec 26	Total Actual 26
<b>4010 Assessments &amp; Fees</b>	\$28,280.00	\$32,220.00	\$17,276.00	\$1,656.40									\$79,432.40
<b>4020,4100,41 10,4150 Other</b>	1.13	1.02	1.14	1.09	1,792.46								\$1,796.84
<b>Income Total</b>	<b>\$28,281.13</b>	<b>\$32,221.02</b>	<b>\$17,277.14</b>	<b>\$1,657.49</b>	<b>\$1,792.46</b>								<b>\$81,229.24</b>

\*1 \$808 payment received in Dec 2025 being counted as Jan 2026 income: Makes \$808+\$27,472 = \$28,280 as the Jan 26 Income total.  
\$1792.46 State Farm Ins.

# Operating Budget 1/1/2026-5/18/2026

Operating Budget						
Account #	Actual April 26	Actual May 26	Actual June 26	2026 Actual Total to Date	2026 Budget	Variance
1690 Construction in Progress Pavilion/Shed				\$48,589.00	\$102,375	\$53,786.00
6060 Dues & Subscriptions				\$25.00	\$200.00	\$175.00
6100 Insurance		\$3,829.00		\$3,829.00	\$3,000.00	\$829.00
6130 Repairs & Maintenance	\$900.00	\$800.00		\$1,700.00	\$1,800.00	\$100.00
6140 Payroll				\$0.00	\$1,500.00	\$1,500.00
6150 Office / Petty Cash Expenses				\$159.19	\$200.00	\$40.81
6160 Payroll Taxes				\$0.00	\$0.00	\$0.00
6170 Professional Fees	\$245.00	\$245.00		\$2,393.50	\$6,000.00	\$3,606.50
6190 Lawn Maint / Landscaping		\$5,980.00		\$6,468.75	\$12,000.00	\$5,531.25
6200 Pool Maint	\$3,026.00	\$5,198.56		\$8,224.56	\$13,905.00	\$5,680.44
6220 Travel (Veh Gas)				\$0.00	\$0.00	\$0.00
6230 Telephone / Internet	\$84.00	\$84.00	\$84.00	\$504.00	\$1,000.00	\$496.00
6240 Utilities	\$49.58	\$155.81	\$186.94	\$808.99	\$2,600.00	\$1,791.01
6290 HOA Events (Social)	\$156.00			\$156.00	\$500.00	\$344.00
6310 Bad Debt				\$0.00	\$0.00	\$0.00
6210 Taxes & Licenses				\$306.90	\$375.00	\$68.10
6180 Penalties and Violations				\$0.00	\$0.00	\$0.00
<b>Operating Total</b>	<b>\$4,460.58</b>	<b>\$16,292.37</b>	<b>\$270.94</b>	<b>\$73,164.89</b>	<b>\$145,455.00</b>	<b>\$72,290.11</b>

# Reserve Budget 1/1/2026 to 5/18/2026

<u>Reserve Budget Expenses</u>						
Account #	Actual April 26	Actual May 26	Actual June 26	2026 Actual Total to Date	Budget 2026, updated 3/26	Variance
7010 Tot Lot				\$0.00	\$0.00	\$0.00
7020 Tennis Courts, Fencing, Lighting	\$4,110.64			\$4,110.64	\$10,700.00	\$6,589.36
7030 Buildings				\$0.00	\$102,375.00	\$102,375.00
7040 Main & Baby Pools				\$0.00		\$0.00
7050 Pump Room Mechanical				\$0.00	\$3,600.00	\$3,600.00
7060 Pool Furniture				\$0.00	\$6,000.00	\$6,000.00
7070 Fencing: Pool Vinyl & Chain Link				\$0.00	\$1,000.00	\$1,000.00
7075 Fencing: Parking Lot				\$0.00		\$0.00
7080 Asphalt Parking Lot				\$0.00		\$0.00
7090 Concrete Walks, Slabs, & Pool Deck				\$0.00		\$0.00
7095 Entrance Walls, Vinyl Fence, Lighting				\$0.00	\$1,000.00	\$1,000.00
7096 Irrigation System				\$316.20	\$150.00	\$166.20
7097 Lake & Dam	\$1,995.00			\$4,445.00	\$4,650.00	\$205.00
7045 Equipment				\$21.04	\$2,900.00	\$2,878.96
<b>Reserve Total</b>	<b>\$6,105.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,892.88</b>	<b>\$132,375.00</b>	<b>\$123,482.12</b>

# US Treasury Gov. Investment: Status

- 4/26/2026 Adopted Proposal: Invest 75% of HOA Savings Balance to the nearest whole \$100s in US Treasury 4 week notes. Maintain 25% of HOA Savings Balance for unexpected expenses.
- Account established,
- Submitted Treasury's FSF5444, Treasury Direct Account Authorization
- Awaiting USTreasury.gov to activate account

# Checking & Savings Positions as 5/18/2026

	<u>31-Dec-25</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Ending Total</u>
<b>Checking</b>	\$16,084.93	\$21,552.39	\$24,374.26	\$38,932.69	\$30,022.87	\$15,522.96	\$3,722.96	\$2,922.96	\$3,122.96	\$3,322.96	\$3,522.96	\$9,022.96	\$3,222.96	\$56,612.86
<b>Savings</b>	\$133,385.52	\$133,386.65	\$133,387.67	\$133,388.81	\$133,389.90	\$133,389.90	\$83,389.90	\$78,389.90	\$72,389.90	\$66,389.90	\$60,389.90	\$53,389.90	\$53,389.90	<b>Total</b>
<b>Moves to Checking from Savings</b>							\$50,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$7,000.00		\$80,000.00
<b>Operating Expenditures</b>		\$22,475.30	\$27,823.25	\$1,842.45	\$4,460.58	\$16,292.37	\$60,300.00	\$4,300.00	\$4,300.00	\$4,300.00	\$4,300.00		\$4,300.00	\$154,693.95
<b>Reserve Expenditures</b>		\$337.24	\$1,574.88	\$875.12	\$6,105.64		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$19,392.88
						<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Ending Total</u>
						Assumed Security Purchase Rate 4 WK only	0.99718444	0.99718444	0.99718444	0.99718444	0.99718444	0.99718444	0.99718444	
						Security Cost	\$133,014.33	\$83,155.11	\$78,169.19	\$72,186.08	\$66,202.98	\$60,219.87	\$53,239.58	\$53,239.58
						Max amount	\$375.57	\$234.79	\$220.71	\$203.82	\$186.92	\$170.03	\$150.32	\$150.32
						75% available Sa	\$100,042.43	\$62,542.43	\$58,792.43	\$54,292.43	\$49,792.43	\$45,292.43	\$40,042.43	\$40,042.43
						Purchase Cost	\$99,760.75	\$62,366.33	\$58,626.89	\$54,139.56	\$49,652.23	\$45,164.90	\$39,929.68	\$39,929.68
						Net Return 4 wk	\$281.68	\$176.09	\$165.53	\$152.86	\$140.19	\$127.52	\$112.74	\$112.74
														\$1,269.37

No May investment, Awaiting account Activation.

Must maintain \$2000.00 minimum in Checking to avoid service charges.

# **2027 HOA Budget Preparation**

- **July BOD meeting: Reserve Component update discussion.**
- **Aug BOD meeting:**
  - **Initial projected 2027 Operating Costs, rationale, discussion.**
  - **FY26 Reserve Component Study Update discussion.**
- **Sept BOD meeting: Operating & Reserve Budgets update.**
- **Oct BOD meeting: 2027 Budget approval.**
- **1 Nov: Call for Candidates.**
- **Nov BOD meeting: Approval of all Annual Mailing documents (Annual Meeting Notice, Election Ballot, Treasurer's Letter, President's Letter, Budgets).**
- **1 Dec: Annual Mailing.**
- **Sun 11 Jan: Annual Meeting.**

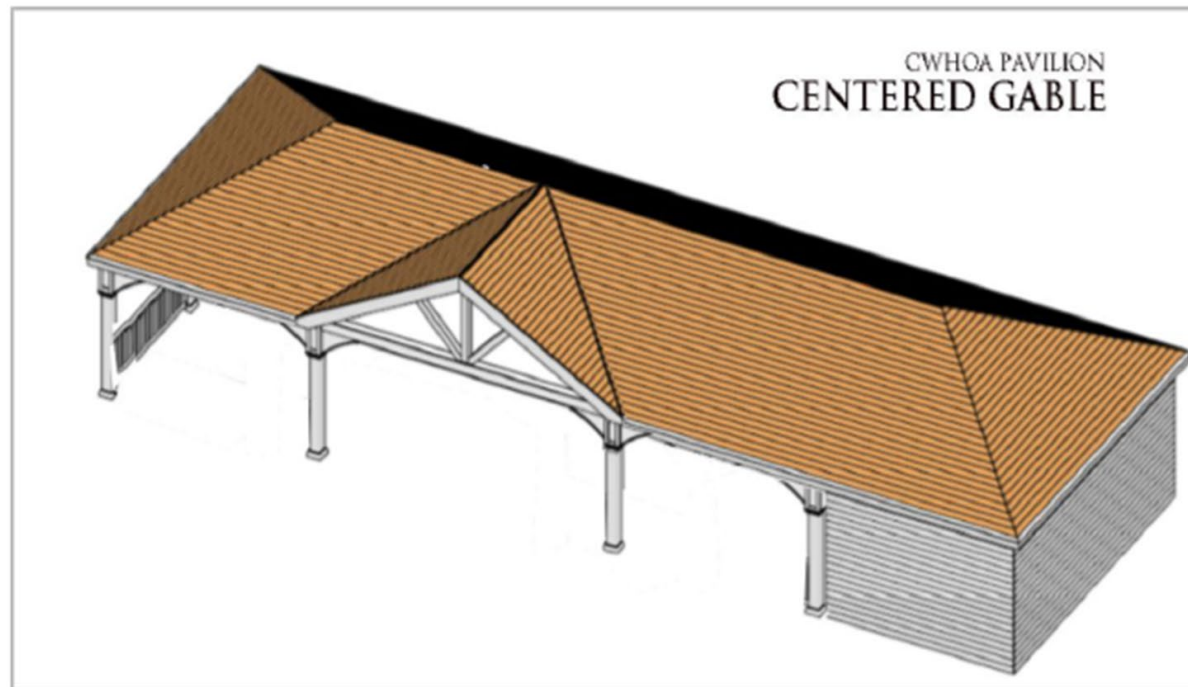
# 2026 Buy list for items lost in fire

- Entire list encompasses 87 Items, \$16,566 value
- 26 Items needed sooner than later. \$2902.
  - Shelving
  - Grill, tools & LPG tank
  - Serving tools
  - Ice Chest
  - Storage Cabinets
  - Tool Box
  - Pool Vacuum
  - Pool Cleaning Cart
  - Shelving
  - Pool Cover cart
  - Portable table
- Need to plan procurements.

Item # (Replacemnt Cost List)	Description	Qty	Total Replacement Cost	Needed soon
	Flat-Bed Cart for Pool Cover Movement & Storage	1	250 *	
4	NEXGRILL, 5-Burner w/ Side Burner	1	549 *	
	BBQ Tools	1 Set	25 *	
5	20 lb Propane Tank, Flame King	2	124 *	
11	Fire Etinguisher, First Alert 103997	1	40 *	
	Fire Etinguisher Sign	1	7 *	
12	4-Tier Wire Shelving, 45"	1	80 *	
13	Portable Table, 6', Poly	1	79 *	
17	Pool Cleaning Cart, Gorilla, 49"	1	191 *	
19	Pool Vacuum Head, Weighted, Wheeled	1	38 *	
21	Pool Vacuum Hose Fittings, Set	1	9 *	
22	Portable Digital Scale	1	17 *	
28	2 Door, Poly Storage Cabinet, 80"	1	370 *	
29	Tool Box w/Tools	1	55 *	
32	Ice Chest, 30 Gal, Igloo	1	101 *	
33	Poly Storage Bins, w/ Latch Lids, 72 Ct	4	65 *	
37	Cleaning Supplies		33 *	
39	Garbage Can, 32 Gal	1	20 *	
40	Poly Trash Can	1	188 *	
41	Trash Can Liners, 40 Gal	Box	31 *	
42	Trash Bags, 13 gal, Drawwstring	Box	11 *	
	Assorted Holiday Decorations - Cardboard / Paper: Banners, Fans, Swirls, Pennants, Pom Poms; Table Decorations, Glass Jars, Small U.S. Flags	Varies	46 *	
43	Assorted Vinyl Table Cloths, Flannel, Stretch & Flat w/ Table Clamps	Varies	194 *	
44	Picnic Items: Napkins, Salt/Pepper Dispensers, Plastic Utensils, Paper Cups, S/M/L Paper Plates, Plastic Cups, Sterno, Disposable chafing Dishes, Serving Tools	Varies	80 *	
45	Broom & Dustpan Set	1	14 *	
47	Wire Wall Shelving 48"	12	285 *	
68				
	Yellow Highlighted		2,902	

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## Pavilion and Shed Rebuilding Update



# Rebuild Update

- **County Permit approved last week.**
- **Coordination meeting with contractor yesterday.**
- **Work began this morning.**
- **Safety tape will be placed at the end of the pool area for safety reasons.**
- **Estimate for completion, weather depending, is 3 weeks.**



# POOL OPERATIONS

- **Pool Packets distributed.**
- **May 23 OPENING (weather depending).**
- **Pool edge skid tape planned.**



# Landscape Issues

- **Landscape Committee**
  - **Fence repair pending.**

# Lake Actions



- **Application Process for Formal Dam Operating Certificate is now being reviewed.**
- **2 fish habitat structures (2023) were beached by fishermen. Pending re-submergence.**

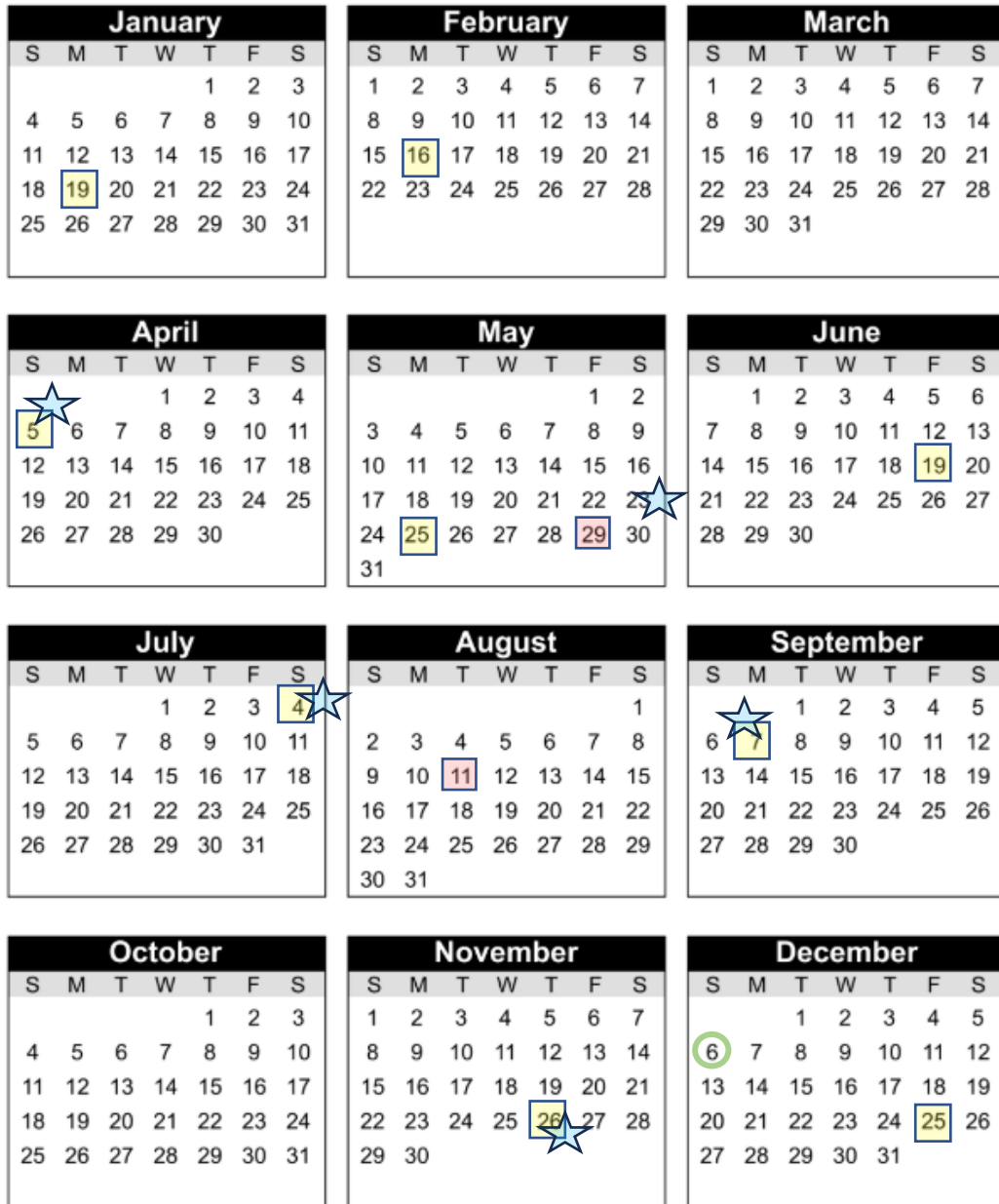
# Insurance Review

- 15May – Mike Jordan was called by our State Farm insurance agent, Cliff Gaylen.
- He had been instructed by HQ to discuss with us what we are doing to avoid further claims (obviously triggered by the fire and the tree fall).
- Implication is that they may be looking at either cancelling or increasing our cost at the next negotiations when it comes up this summer.
- We will answer the mail on what we have been doing to mitigate future claims.
- Recommend contacting other insurers to get a feel for interest in another insurer.

# Other Projects & Discussions

- **North court cleaning & crack repair materials have been purchased**
  - **Cleaning completed and crack repairs being worked**
- **Paint 4-Square lines in parking lot along the Tot Lot side 2026.**
- **Minor masonry repair of brick wall at pool.**
- **Pool entrance ceiling.**
- **Pool area/Tennis court fencing.**
- **Pool area driveway cracking**
- **Replacement of right-hand PVC post closest to Pavilion.**

# Proposed CW HOA 2026 Planning Calendar



-  - Holiday
  -  - **Social**
  -  - School
  -  - BOD Mtg
- 9 Jan: Annual Meeting
  - 5 April: Easter & Easter Egg Hunt
  - 23 May: Picnic & Pool Opens
  - 29 May: Last Day of School
  - 4 July: Independence Day & Picnic
  - 11 Aug: 1<sup>st</sup> School Day
  - 7 Sep: Picnic & Last Swim Day
  - 31 Oct: Halloween
  - 1 Nov: Call for Candidates
  - 26 Nov: Thanksgiving & Turkey Trot
  - 1 Dec: Annual Mailing
  - 6 Dec: Front Entrance Decorating
  - 25 Dec Christmas
- 
- Sun 10 Jan 2027: Annual Meeting**

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**Questions and Comments**

**Next**

**Board of Directors' Meeting**

**30 June 2026**

**Executive Session - 6:30 pm**