

# CHA

Crestwood  
Hills  
Association

## Board of Directors Monthly Meeting

November 19, 2025  
7:10 pm

Host: Zoom

## Minutes

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### Present:

Kate Blackman, Lauri Gaffin, Tony Salem, Kathy Morgan, Peter Grueniesen, John Haley, Chris Wilcha, Rob Plotkowski, James White, Cory Buckner (recording)

### Guests:

Richard Rothstein, Paul Rosenberg

### Absent:

Greg Schultz

### I. Call to Order:

The meeting was called to order by Kate Blackman at 7:10 pm.

### II. Approval of Minutes

Minutes from the September meeting sent previously via email were approved. Kathy made the motion to approve, John seconded it, and it passed unanimously.

### III. Treasurer's Report

Currently there are 175 paid members. Investments have held steady. Taxes have been paid.

### IV. Old Business

- A. 2025 Annual Meeting:  
Board members felt it was successful. Turnout was good.
- B. CC&Rs Restatement:  
Five signatures are needed to reach a majority in Tract 14122. Two signatures are needed to reach a majority in Tract 15905. Deadline is December 31, 2025.

### V. New Business

- A. Election of 2026 Officers:  
2025 officers agreed to continue in their positions—Kate Blackman as President, Kathy Morgan as Vice President, Tony Salem as Treasurer and Cory Buckner as Secretary. Rob made a motion to approve the current slate of officers, John seconded it and it was approved unanimously.
- B. 2026 Fiscal Year Budget:  
The board reviewed and approved the final draft of the 2026 budget. It will be mailed to members in Tract 14944 next week per the Restated CC&Rs.

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- C. 2025 Dues:  
Cory made a motion to defer mandatory dues to this coming year, Chris seconded the motion, and it passed unanimously. Many give generous amounts to CHA; Kate made a motion to start a policy of thanking these individuals via email, Lauri seconded the motion, and it passed unanimously.
- D. Selection of 2026 Committees:  
The committee rosters will remain the same for 2026.
- E. 2026 Goals:  
Discussion of board goals for the coming year was postponed to January pending the outcome of the CC&Rs Restatement vote in Tracts 15905 and 14122.

## **VI. Committee Reports**

No committee reports this meeting.

## **VII. Public Comment**

There was no public comment.

## **VIII. Next Meeting:**

The next board meeting will be held January 21, 2026, at 7:00pm, provided a quorum is available.

## **IX. Executive Session:**

The Board moved into Executive Session.

## **X. Adjournment:**

The meeting was adjourned at 8:25 pm.