

Chinquapin HOA Board Meeting Summary – March 17, 2026

The board meeting focused on infrastructure improvements, operational updates, and community planning initiatives.

Infrastructure & Security Enhancements

The board approved an additional \$25,000 capital investment to upgrade three main gates with AI-enabled cameras and license plate recognition, as part of a broader IT and security network upgrade. The system will transition to more secure access controls, including a minimum 5-digit code requirement and RFID capabilities, with future options for expanded features. Ongoing maintenance costs and long-term service models will be evaluated as part of future budgeting.

Facility & Furniture Planning

Discussions around outdoor furniture and clubhouse upgrades highlighted significant cost considerations, with estimates reaching up to \$200,000 for full implementation. To address this, the board is exploring a phased approach that balances quality and cost, including a hybrid model of permanent seating and portable options for larger events. Community input will be gathered to help guide final decisions and ensure alignment with usage needs.

Capital Project Reallocation

The board approved reallocating \$40,000 originally designated for bridge resurfacing to the Outpost project, delaying bridge work until 2027. An additional \$30,000 from reserves was also approved, bringing the total potential Outpost budget to \$100,000. Final plans will be reviewed before proceeding.

Construction Hours Review

The board discussed revising construction hours in response to homeowner concerns about early morning noise. Proposed changes include adjusted weekday and Saturday hours, along with the introduction of a formal fine structure for violations. Final decisions will be addressed at a future meeting.

Management Company Transition

The board approved transitioning to a new local property management company due to service concerns with the current provider. The timing of the transition will depend on financial and operational considerations, including collection rates and tax completion.

Tax Exemption Update

A decision was made to exclude certain operational properties from common area tax exemption status, allowing those specific parcels to be taxed while maintaining exemptions for other qualifying properties.

Alcohol Policy Clarification

The board reviewed regulations for alcohol service at community events. Host-sponsored events

serving beer and wine do not require additional permits, while events involving liquor or cash bars may require special licensing.

Community Development Updates

Updates were provided on ongoing developer-led projects, including scheduled water tank repairs and continued efforts to transfer green space to the HOA. Progress has been impacted by county requirements for surveying and documentation.