

CHIMNEY HILL OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
SATURDAY, JANUARY 17, 2026

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 8:30 AM, Saturday November 15, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Paul DiPeitro, Richard Allin, BoD Kevin Comeau joined, and homeowners Joe and Mary Anne Montano, along with James Walker, ED.

The meeting minutes of November 15, 2025 were approved.

Letters of exterior maintenance, repair, or replacement, approved by ED or Co-Chairs

LOT# 153, CHIMNEY HILL ORAD, MAYNARD, GENERATOR INSTALL

New Business

LOT# 446, UPPER DAM, MONTANO, LIKE FOR MORE – Recommend to the BoD for approval.
LOT# 417, SHINCRACKER, MACELLARO, TREE PLATFROM – TABLED Request safety hazards addressed for liability, request aesthetics addressed for community.

Old Business

LOT# B-8, VALLEY VIEW, BREault, SCREENED PORCH 9/25 In Progress (IP)
LOT# 506, SCATTERED TIMBER, MEYER, DECK ADDITION 9/25 No Progress (NP)
LOT# A-36, UPPER HOWES, TOWNER, VINYL SIDING 9/25 IP
LOT# 389, SNOWSHOE, DURKEE, VINYL SIDING 9/25 NP
LOT# 7, BULLET HOLE, ZEMBROSKI, ADDITION 8/25 IP
LOT# A-9, UPPER HOWES, KESSLER, DECK 6/25 IP
LOT# 153, CHIMNEY HILL ROAD, MAYNARD, GARAGE 6/25 IP
LOT#A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE 5/25 IP
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 EXT 8/26 IP
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 EXT 5/26 IP

Members Concerns

Other Business

Executive Session

Next Meeting Date

TBD

Adjourn

A motion was made and seconded to adjourn the meeting at 8:47 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem