



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes- September 30, 2015

7:00 – 9:00pm

Call to Order: 7:12pm

Roll call: Judy Curcio, Dennis Prichard , Bonnie Donaldson, Kim Mosey called in – Lynn Mullally, Stuart Lazar

Review of minutes of preceding August meeting - date incorrect, needs to be changed to August 26, 2015. Judy motioned to approved minutes with the date correction; Dennis seconded; motion passed.

Open Forum:

47603 Ormskirk – overgrown foliage has been removed. Area dirt now, needs mulch to prevent the dirt from run off onto the sidewalk. Kim will contact the lawn company to repair the area.

47523 Ormskirk – would like an update regarding the overrun of the gutters and when can she expect it to be fixed. Kim explained they were waiting on the permits to be approved from the Township on several repairs. They now have all been approved and will begin work next week. She is on the schedule and should be fixed by November.

47671 Pembroke – reported the gutters have been being oversized and haven't had the overflow since the gutter and downspout have been fixed.

47408 Pembroke – Eradico came out to address a bee hive, but resident doesn't believe he did anything to the bee hive despite them leaving a card on his door that they had. The hive is still there and the bees are still active. He still is unable to sit on his balcony without being disturbed by bees and with his wife having a bee allergy; this is more than just annoying. The height of the nest is an issue which may require a specialized removal. Kim will contact companies with higher ladders to see if they can remove it.

Reports of officers, committees, and management company

President: Judy spoke about the need to change the November HOA Meeting date due to the holiday. Judy motioned; Dennis seconded; motion approved. Meeting will be moved November 18th, which is the third Wednesday of the month.

Vice President: Grounds Assistant – Lynn will remind him this Tuesday is the first Tuesday of the month for the Light Bulb Replacement. We are still looking for a Grounds Assistant to pick up trash after trash pick-up.

Treasurer:

- Operating checking: \$76,772.34
- Reserves: \$275,236.00

- Stuart spoke about the 2014-15 budget, explaining we have done well this year with expenses and are even under budget in some areas and in the end of the budget, may have additional funds unspent.
- Approval of 2015-16 Budget which will begin November 1st. No increase in association fees. We expect continue to be on target with expenses with the 2015-16 Budget. Dennis motioned to approve the 2015-16 Budget, Judy seconded; motion approved.
- Discussion on the reserve study regarding our roofs.
- Clubhouse cleaning – An increase to \$100.00 has been requested for the cleaning of the clubhouse. Judy motioned to approve increase to \$100.00, Dennis seconded; motion approved.

Committee updates:

- Social Committee - Annette spoke about the Back to School Pool Party. 10 book bags with multiple supplies were filled and given out. Kids had great fun. Pictures are available on the Facebook page.
 - Upcoming Halloween Party at the clubhouse, Saturday, Oct 31st, 2-4:00pm.
- Clubhouse Update:
 - Tables from the pool area are stored in the back. They can be used by the clubhouse renters.
 - Annette spoke about the complaints she received regarding contractors parking their vehicles/equipment in the parking area, which limits the guest parking. Kim will ask them to not park here.
 - The outside clock from the pool area is missing. Kim will ask the pool company if they know anything about it.
 - Pool closing review – closing went well. Pristine Pool has notified us they will not offer a contract for the next season. Kim will seek bids from other companies.
 - Window Cleaning – Kim explained the proposals; Judy motioned to select Fish Window Cleaning's proposal. Dennis seconded; motion passed.
 - Treatment for Bathroom floors – is pending. Looking for an epoxy finish to prevent slipping. Currently there are black mats which track spots onto the floor.
 - Resident has asked if the clubhouse carpet can be replaced. Stuart will research the budget to see if can be added. Kim will research pricing and look for industrial grade carpeting.
- Neighborhood Watch: Charles has been monitoring the 2 mile radius area around us. Though we have not had issues directly in our complex, he is urging residents to keep their doors locked and valuables out of sight in their vehicles. Theft has been high in the commercial properties around us.
- Three Community Panel: Kim continues to work with them.

- **KC Property**

- Management reports, inspections, work orders. Kim reported on the recent inspections and work orders. There is a short in one of the fountains. Waiting on a proposal for repair cost.
- Resident reported the front street light and another one she noticed within the community as she walks. Kim will work on getting proposals from electricians to address some of the lamps which go out intermittently and adding electricity outside around the clubhouse. Resident suggested street lamps be converted from ballast to be more efficient.
- Installation of "Children at play" sign – sign has been installed.
- Outline of Annual Meeting -
 - Mailings (Agenda/Voting Ballot/Proxy/List of Candidates) - Kim will be emailing the information to the Board for review.
 - Slide Presentation - review and approve by email before meeting
 - Kim will order chairs.
 - Gift cards were discussed and it was decided there would not be gift cards given out at this Annual Meeting.

New business

- Quotes for new irrigation company Kim had some pricing from other companies. Grounds and Gardens will be contracted to close our systems this year. Irrigation Solutions has not been delivering the service as expected and we will be seeking a new company.
- 2015-16 Proposals for Snow removal from Northern Pines – were reviewed. Judy motioned to accept proposal; Dennis seconded; motion passed. Dennis shared his frustration with the scalping of grass around his unit. Judy explained in part, this was due to the grounds being wet and we will continue to work to correct this issue.
- Gutter cleaners – Kim shared a proposal from the company who did the work last year.
- Proposal for tree/shrub replacement – was discussed. Judy will continue to work with Northern Pines to choose replacements.
- Proposal for 2016-17 Lawn maintenance – proposal from Northern Pines was reviewed. Judy motioned for contract approval; Dennis seconded; motion passed.
- Eradico Contract – was discussed. It was decided not to pursue this contract.

Old business

- Update on Concrete and Drainage Project – all the permits are now approved. They will begin excavating next week. Kim will begin to notify the residents. We will look at the possibility of creating some trenches to assist with the drainage.
- Metro Alarm – waiting on zone to address check lists for all outside alarm boxes. Judy updated everyone on the issues regarding the zones are. Kim will call and remind them.

Items for future newsletters: Repeat late fee increase, Call for candidates for election to WOCV Board re run the Trash pick-up position; advertise Halloween party; add front porch lights on for safety to neighborhood watch; do not feed the raccoons; concrete repeat;

Next HOA MEETING: WOCV ANNUAL MEETING, Wednesday, October 28, 2015

Adjourned: 10:14 pm