

WOODLANDS OF CHATTERTON VILLAGE
Second Annual Association Meeting Minutes
Wednesday, October 22, 2008
7:00 PM

- ❖ The meeting was called to order at 8:04 pm
- ❖ Rollcall: Joshua Vasseli, Keith Rainwater, Rachel Everett, Judy Curcio, Karen Cook (KC Property), Mark Makower (Attorney)
- ❖ Quorum of 55 members in good standing was met through co-owner attendance and proxies submitted.
(159 co-owners in good standing x 35% = 55 voters required)
- ❖ Let it be noted and recorded that proper notice of the annual meeting and voting materials had been mailed by KC Properties to all co-owners as required by the by-laws.
- ❖ Rachel Everett, Sue Mys, Ryan Hass and Don Redford responded to a call to the floor for nominees. Each nominee was called on to give a brief introduction of himself/herself.
- ❖ Celeste Leahy and Sheri Lazar volunteered to be inspectors of the election and were given the ballots to tally,
- ❖ Reports of officers/committees
 - By-Law committee: Keith reported the progress made in creating a violation letter that would be standard and used for all by-law violations. Keith also asked for volunteers to help serve on the committee.
 - Treasurer's Report: A copy of the budget was made available to co-owners. A question and answer period began then as co-owners requested clarification on different items listed on the budget.
 - Beautification Committee: As committee chairperson, Rachel reported on the committee's latest task of interviewing snow removal companies for this winter. They have selected a company called ERS who are an all inclusive company that have given us a set rate for the season to clean the streets, driveways and sidewalks.
 - Social Committee: Rachel also volunteered to chair the Social Committee and has again requested volunteers to help plan some social events for the community.
 - Secretary's Report: Judy recognized the dedication and work that each officer had contributed to the Board this past year. Keith will be stepping down from the Board tonight, but will continue to monitor the web site and make updates when needed. Keith will also continue to manage the clubhouse rental process, managing the calendar, verifying the reservation agreement form and assuring that rental fees have been paid via PayPal. We sincerely thank Keith for all his contributions to the Board and our community.
 - Between the Treasurer's Report and the Social Committee Report the co-owners and Board held an open forum of questions and answers. Some of the topics discussed were:

- Frustration with dog owner's who do not pick up after their dogs
- The constant trash violators
- It was asked if the Association plans to do more with the drainage project. It was explained that all four corners of each building have had the drainage tubes installed and as funds permit, the Association hopes to continue the drainage project to the inside units next year.
- Replacing dead bushes and trees are on the Associations priority list and will be addressed next spring.
- ❖ Celeste Lehy and Sheri Lazar submitted their tally results to the Board to announce the following newly elected officials:
 - Rachel Everett
 - Sue Mys
 - Ryan Hass
- ❖ Meeting was adjourned at 8:45 pm