

Woodlands of Chatterton Village-Board of Director's Meeting-April 15, 2009

Meeting called to order: 7:00p.m.

Present: Ryan Hass, Karen Cook (KC Properties), Rachel Everett, Joshua Vasseli,
Sue Mys

Absent: Judy Curcio

Co Owners Concerns/Violations:

- Discussed violation of failure to dispose of fecal matter. Karen Cook found out it a neighbor's dog causing the problem. Problem solved.

-Violation- Dogs are tied down and are left unattended. Daughter was unaware of above issue. The second issue was that fecal matter not being cleaned up. It was noticed by co owner that other dogs were coming into area by condo. Just a reminder is going to be given to clean up after the dogs.

- Issue that co owner is not cleaning up the fecal matter from dog and other dogs coming into area by condo and doing their business. She has already paid two violations of \$120.00. Issue not waived by BOD's and another violation letter will be sent out by KC Properties if necessary.

- Issue that co owner is not cleaning up fecal matter from dog. Co owner expressed that it will be cleaned up several times a week.

*** Karen Cook (KC Properties) will send out letters to co owners who have violations and make them aware of the BOD's decision within the next few weeks. ***

- He would like to know what his responsibilities are so that he can make sure to let his son Tim II will know them also. Tim II will be living in his condo. He will talk to Karen Cook and she will discuss this issue with him after BOD meeting.

- Gave update about mulch and expressed that we need to put down more mulch. She is also concerned about trenching not being deep enough and the rocks in the dirt. Also, if week killer was put down around where mulch was placed. Karen C. will address this issue with Dale from our lawn service company.

- Concern about over flow of water goes into mulch and would like someone to check her gutter over porch. Karen Cook will address issue with co owner.

March 2009 Minutes- They were approved.

Reports of officers/Management company:

President: No report.

Vice President-No report

Secretary- This is the last month that Sue will be completing the minutes for our secretary (Judy). Judy will start completing minutes at our BOD meeting in May.

Treasurer- He talked about report forward via e-mail to all BOD's. He expressed that the water bill was going to go up by 15% soon. He also expressed that if there were any more increases due may have to go up. (I.e.-water cost, contract issues and other areas)

KC Property- Karen will complete inspections every two weeks. Violation letters and other correspondence will be mailed once a month or every fifteen days. She talked about the possibility of obtaining some pooper scoopers and locating them in various locations in the complex in the future. The cost is \$200.00 plus for each pooper scoopers. This issue has been tabled for now.

Reports of committees:

Satellites- There was one request for a satellite to be installed but Ryan was unable to contact the individual who made the request.

Beautification- A mass e-mail will be sent out to ask other co owners if they are interested in joining this committee and invite them to come to the next meeting in May. At this time Keith expressed that he would now chair the committee and are waiting to confirm if Robin will co-chair committee. On a Saturday in May there will be a spring clean up and an e-mail will be sent out asking for help from co owners. At this time the date/time is unknown. Also a garage sale will be held and this date/time is unknown at this time also. It was also expressed that to join the beautification committee one can just go to our website to join. Also, that there is a vendor survey that utilizes a program called survey monkey.

Finance- No report.

Clubhouse- This is the last month that Sue will be assisting with renting the clubhouse. Larry will take over in May with clubhouse rentals.

Old Business:

Lawn Fertilization: Tru Green will possibly start next week with first application weather permitting or the next week. It is not known at this time what day our lawn will be cut. Karen Cook will talk to Dale about above issue. See contract for exact amount of Tru Green Contract.

Pool issues- A meeting will be scheduled with Tim from Northstar and Karen will let us know when that will be via e-mail. Storage room- The shut off valve is leaking and was not shut off properly by Aquatics (previous contractor) and the shut off valve inside the

clubhouse was not turned off properly.(one by hot water tank) The outside shut off valve was not winterized properly. Karen will call Aquatics about above issues. Also, the drain/grate needs to be fixed and it is a federal law that it is in working order. The cost is: \$400.00. Also, the drain at the bottom of the pool needs to be fixed. BOD's agreed to hire Northstar for all pool maintenance and other duties as stated in their contract. See contract for more details. The dates we want in the contract are May 25th to September 7th. Karen will let Northstar know. It is hoped that the pool will be open by Memorial Day. Obtaining more chairs for around the pool is not in the budget for this year per Joshua. Pool lock will be fixed by Livonia Lock and Key to match original key.

Downspout- (Tony) - Karen has contacted Tony three times to fix downspouts and has not heard back from him. Karen will send a letter to Tony about the issues we are having with the downspouts and if there is now response our attorney will take action. Karen also let BOD's know about bids she is obtaining for downspouts. She made aware of one contractor whose company name is Bean's concrete and a meeting will be scheduled with him. Josh, Ryan and Karen will meet with above contractor. It is hoped the meeting can occur within the next two weeks.

Water update- The 15% increase will occur on May 25th. It was discussed about how often and how much the grass needs to be watered. Karen Cook will consult with Dale about this issue and let BOD's know when she has more information. BOD's talked about turning down the sprinklers at the beginning and then increasing them.

Gutters- Will be cleaned two times a year. Once in June and another time in the fall. Karen Cook will make sure all the gutters are cleaned prior to okaying that the bill be paid. The cost is approximately \$3,500. See contract for exact cost.

Newsletter/Draft- It was reviewed by BOD's. BOD's asked that the water rate increase of 15% be included and last years 40% increase. Also, include pool rules, garage sale, spring clean up etc. The 2009 budget and part of the year end budget will be attached to newsletter. It is hoped that the newsletter will be mailed by May 1st.

Annual meeting: TBD.

New business:

Removal/replace trees- Karen Cook will do a walk around and put a ribbon on shrubs/trees that need to be removed with the next few weeks. Dale (EDS) will let Karen know what it will cost to replace shrubs/trees. Karen will contact City of Canton about whether or not they have an Arbor Day or tree replacement program. One co owner on Omskirk already pulled three shrubs and the shrubs will need to be replaced.

Centex/Pulte- For all warranty related work a co owner needs to go to Centex website and fill out a warranty request form. This will be in our newsletter.

Dog dropping policy will be put on website sometime in the future. For right now this issue has been tabled.

Meeting adjourned: 9:30p.m.

Next meeting: May 20th at 7:00p.m.