



Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes, April 29, 2015

7:00 – 9:00pm

- **Call to Order:** 7:04pm
- **Roll call:** Judy Curcio, Lynn Mullally, Bonnie Donaldson, Stuart Lazar, Kim Mosey
Absent: Dennis Prichard

- **Review of minutes of preceding meeting on March 25, 2015** Judy motioned to approve; Lynn seconded; motion approved

- **Reports of officers, committees, and management company**
 - President: no new business
 - Vice President: Lynn asked if trash complaints are continuing to come in. Spring winds and residents not properly bagging trash has contributed to the larger amounts of trash littering the community. Discussion regarding procedure for large boxes the trash contractors does not take. Community members need to take responsibility for trash the trash collector does not take.
 - Treasurer: Stuart updated everyone on expenses. Currently on target with budget;
 - Update on policy for holding co-owners responsible for insurance deductible when claim is proven to be negligence by the co-owners-tabled until May.
 - Operating checking: \$ 50,708.72
 - Reserves: \$ 239,265.70
 - Committee updates:
 - Clubhouse Update: rentals have been slow, but have recently begun to pick up. Have not had any issues. Question has been brought forward for those who

have paid for a rental, how long should we carry a credit. Contract will be reviewed and adjusted as necessary.

- Social Committee: will be meeting soon, update at the May meeting
- Neighborhood Watch: Need chairperson
- Three Community Panel:
 - May/June schedule Community Meeting: tabled until May.

- **KC Property**

- Management report, inspections, work orders were reviewed.
 - Update on ice dams repair work for 2015 was discussed. B units seem to have the greatest leaks. Flashings need to be replaced. Kim will be completing an entire report. Kim will investigate the warranty paperwork from Pulte and report back. We did not have as many roof repairs as last year. Water shields are needed where ice dams are repetitive. Kim will investigate the possibilities of preventative repairs.
 - Downspouts are freezing with water in them, causing the downspouts to crack - when the ground is frozen, the water has nowhere to go. Kim will investigate possible fixes to avoid this in the future.
 - Association Insurance – we will continue with Farm Bureau. Residents received notices from their mortgage companies, requesting certificates. Kim will place the information co-owners need to request a certificate on the website.
 - FHA approval update needs a new certificate. Current certification is pending.
 - Pool Contract – Kim has received proposals from several companies. Judy motioned to accept Pristine Pools; Lynn 2nd. Motion passed

New business

- Garage Sale 2015 – looking for a chairperson. Newsletter to advertise for Chairperson Volunteer from last year would like to help
- Dumpster service – 30 yard dumpster will be arranged for spring cleaning. Date to coincide with Garage Sale.
- Street Cleaning – Kim will schedule a cleaning, and email blast residents so cars can be moved to be the most effective.
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Old business

- Pool Contract- Review new proposals for 2015 – addressed above under KC Property management report.

- **Executive session:**

- **Items for future newsletters:**
- Kim will send Bonnie a Co-owner check list a week before the April meeting
- Advertise Neighborhood Watch needed a committee member
- Advertise Garage Sale 2015 Chairperson needed
- Notice about removing salt buckets from front porches
- **Next HoA meeting:** Wednesday, May 27, 2015
- **Adjourned 8:31 pm**