

Woodlands Of Chatterton Village-Board of Director's Meeting

February 18, 2009

Meeting Called to order: 6:15 p.m

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

Absent: Judy Curcio

Review of January 2009 Minutes: Minutes were reviewed and approved by all BOD's.

Reports of Officers;

President- Checked if everything was okay with all BOD's in regards to their current duties and extra duties that have been added to certain BOD's. At this time everyone expressed that everything is Okay.

Secretary- No report.

Treasurer- See finance report.

KC Property- Karen reported that there is one master set of keys in office drawer and she is putting work orders on Cinc and will put all estimates for work to be completed in complex also in Cinc. Karen also expressed that she applied for a knox box. Also, M & M put Christmas decorations in the storage room and there are pine needles everywhere. Karen will contact M & M to come remove above and clean storage room. Karen will also e-mail all BOD's about a new contractor to perform handyman services as soon as possible.

Committee Reports:

Satellites- 47728 Pembroke was okay's on February 14th to install a satellite. It was installed utilizing ribbon cable. No satellites can be installed on the roof. All satellites must be approved and if they are not they have to be removed.

Process of installing satellites: 1. Contact KC Properties by e-mail or phone. 2. Karen Cook will direct caller to go to our website and complete satellite form /submit form. 3. Ryan will talk to co owner prior to installation and ask where it is going to be installed. 4. A letter will go to Karen Cook (KC Properties) about satellite as to where and how it is going to be installed. 5. Then it will be approved or not approved by KC Properties.

Commercial Vehicles-Will continue to do research as to what it allowed on condo property.

Beautification Committee- Will discuss pool contracts, social events (garage sale) and vender surveys at meeting on March 3rd. Some of the other topics going to be discussed are spring cleanup and planting flowers at the entrance of the complex etc.

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Finance- Right now we are within our budget in most areas except legal fees due to foreclosures and leans.

Recreation/Clubhouse- A thermostat key was added to the lockbox recently and there also is one in the office. Ryan will program the thermostat so that it will be at a comfortable temperature for co owners who utilize the clubhouse as soon as possible.

Old Business-

Landscape/ Sprinklers- At the beginning of our meeting tonight board members where able to ask Dale (ERS) questions. The BOD's decided that we would offer ERS the following contract of \$47,000 for lawn contract with the same price for snow removal for next year at \$28,500. The maximum amount we can spend is: \$49,000 per Joshua. Joshua will negotiate landscaping/sprinkler contract with Dale. We also talked about some options of possible some

other companies doing the sprinklers and fertilizing the lawn. Spring clean up /party will be discussed at the Beautification Committee meeting on March 3rd. Also, to be discussed is sweeping the street in the spring.

Gutters/ Ice dams: The gutters that had ice dams were fixed and all gutters were cleaned. Karen will obtain bids for next winter to address ice dams etc.

Drainage project: The drains that were placed underground at the end of each unit were completed last fall. In the middle of each building a drainage gutter will be completed with underground tubing and will drain into the street this spring.

-BOD decided that a \$50.00 late fee will be waived if pays delinquent fees owed by February 20th. Karen Cook or our attorney will let know.

AT & T/ WOW—At this time AT&T is not in this area and currently have no plans to come to Canton. Karen has been in contact with an individual at WOW and that person expressed that they would love to come to complex but at this time they don't have it in their budget to install cable/internet in our complex. Karen will look into the agreement with Comcast about the telephone box attached to each building and then let BOD know outcome as soon as possible.

Meeting adjourned at 9:30p.m

Next meeting is: March 18th at 7:00p.m.