

WOODLANDS OF CHATTERTON VILLAGE
Meeting Minutes
Wednesday, June 17, 2009 – 7:00 PM

Called to Order: By Rachel at 7:05 PM

Roll Call: Ryan H., Josh V., Sue M., Rachel E. Absent: Judy C.

Hearing for Violation Notices:

- Co-owner concerned coupon book only went to October. Wanted to know when to expect the new coupon book. KC explained that the coupon book ends with the fiscal year (Nov. 1). Co owners will receive new coupon books on or before 10/31/09; Complaint of wasp nests in the peaks of the roofs. KC to call Eradico to come out ASAP and sweep all the buildings. BOD added to have Eradico spray for ants at the Clubhouse and sweep all the buildings; Co owner concerned that a tree was cut down and the stump was still present. KC explained the stump would be pulled by Monday.
- Co owner concerned about dead grass from animal waste. KC to investigate and have ERS replace dead grass.
- *KC Prop*-noted on inspection that some co owners have used pavers to border flowers, gardens, trees, etc... WOCV bylaws state that any modification must be submitted and approved by the BOD. The board would like to come up with standard pavers that co owners may use and get approval for. KC to take pictures of existing pavers, bring back to BOD, BOD will vote.

Minutes from June: Approved unanimously by BOD

Reports of Officers/Management Company:

- **President:** Glad the community could come together and pull off our first successful garage sale.
- **VP:** Donation of left over garage sale items went well, as well.
- **Secretary:** Absent
- **Treasurer:** Would like to see Main account and reserve account data be added to the minutes each month for co owners to see. As of 6/1/09, the reserve balance is \$67,800.08 and the operating account has \$58,005.31.
- **KC:** Work orders-will be getting bids on batched window/door caulking and any other batched work that all the buildings will need in the near future.

Reports of Committees:

- **Community Standards/Satellites:** Ryan would like to contact attorney and have him look over the Comcast/Centex contract. BOD would also like attorney to send a non-renewal letter to Comcast.
- **Beautification:** Keith (chair) will send out a calendar of upcoming events to the committee and the BOD. Committee is requesting to change its name to something geared toward the social aspect. Board approved. BOD would like to see the committee come up with something creative. Josh moved that we keep the Beautification Committee and make it inactive for the time being. Rachel seconds the motion. Rachel proposed survey postcards be sent to co owners twice a year. These cards will survey our landscaping company in the fall and our snow company in the spring. KC to send BOD samples of survey cards.
- **Finance:** Josh moved to make the finance committee inactive due to the treasurer being the only member. Rachel seconds the motion.

- **Recreational Amenities/Clubhouse:** Canton Township approved the clubhouse for occupancy of 50 people. Occupancy sign is not required by the township unless over 50 people. BOD decided to post the occupancy within the rules and regulations of the clubhouse. KC to print up the Rules and Regulations, place in a frame, and have hung in the clubhouse. Discussion of clubhouse carpeting being replaced in the winter/spring. Tabled till Fall meetings.

Old Business:

- **Removal/Replace Trees Update:** Karen to get quotes on what types of trees to put where. Stumps from tree removal to be removed by Monday.
- **Down Spout Project Update:** Karen will call Canton Twp to schedule question/answer session for co owners on July 14, 2009. BOD discussion on how the special meeting will be run and what materials are needed. BOD will continue to discuss via email.
- **Management Walk Through:** Judy/Larry typically will participate in the walk through with KC Prop. Ryan will fill in as his time permits.
- **Pool Update:** Motion lights were installed to illuminate the pool at night; East gate continues to pop open. Ryan volunteered to fix; BOD who closes pool should look in each of the 3 pool filters to remove toys, sticks, etc... so to not burn up the pump; KC will have a sign made stating the pool rules with the WOCV logo; Rachel will research costs to replace/add pool furniture.
- **Heat Sensor Inspection Update:** BOD moved to review proposals of inspection company at the next BOD meeting. Questions were asked regarding how inspections will be documented. KC reassured that records will be kept by the management company and the vendor.
- **Annual Meeting:** Joshua proposed that the Association invest in a projector. Joshua will look into the cost; Ryan proposed doing a newsletter to be delivered in August and add a save the date paragraph for the annual meeting.

New Business:

- **Sprinkler Water Meter:** Copper needs to be replaced. BOD would like KC to obtain a second quote from Sunrize and compare it to ERS quote. Discussion on how to prevent theft of copper in the future. KC to speak with hired vendor about a lock box for security.
- **Comcast Status:** BOD would like the Centex/Comcast contract sent to the association attorney. Ryan volunteered to write a letter to Comcast to terminate agreement in 2013 when the contract has run out.

Executive Session: BOD discussed association attorney's report on liens and foreclosures.

Upcoming Meetings and Events:

- Wednesday, 7/15 @ 7 PM-monthly BOD meeting
- Thursday, 7/9 @ 7 PM-Beautification Committee Meeting

Adjourn @ 9:08 PM