

Woodlands of Chatterton Village-Board of Director's Meeting-Revised  
March 20, 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-Owner Concerns:

-/ Co-owner from - They had concerns about cleaning their upstairs windows and wondering who is going to do. Response: According to our matrix it is the co-owners responsibility. However, KC Properties can give them a name of a handyman service who may assist them. They were also wondering who cleans the siding. KC Property will add it to their to do list. (power wash siding)

- They were concerned about drainage issue. Karen C. (KC Property) will look at it tomorrow when she does her walk around of complex. They were also concerned about all the trash around the complex. Informed co owner of Assoc plan to have a spring clean up day for the community. This would help decrease the amount of seen trash left from the winter.

- He was concerned about cracked sidewalk and where the drain goes under it. Also, the tree that is leaning by his condo about 6ft from curb. Co owner inquired about getting discounted rate if dues were pre-paid one year in advance. Treasurer responded to co owner individually.

-inquired about grass seeding areas where new drains were placed last fall. BOD explained the contractors guarantee which include the seeding. Co owner, also , concerned about the trash around the community.

-concerned about trash pickup from Canton Waste. BOD and KC encouraged co owner to contact Canton Waste and send complaint to WOCV website.

February 2009 Board Minutes—Were approved.

Reports of Officer's:

President- Informed us about the Canton Township HOA Seminar that is being held on May 11<sup>th</sup> from 6:30p.m. to 9:00p.m. It is being held at "Summit on the Park". Also, that she faxed in questions to appropriate individuals running above seminar. She invited all BOD's if they wanted to come. Also, she asked that KC Properties email agenda's to all co-owners prior to our BOD meetings. We also talked about developing a Spring Newsletter and Ryan volunteered to come up with an outline for the newsletter. All story

suggestions can be sent to Ryan. Some topics may be: 1. Economy-ways to cut costs and not raise dues etc. It is hoped that a newsletter can be completed by April. The newsletter will be added to April's BOD meeting agenda.

Vendor Survey- utilize a free website called monkey .... To compile vendor survey's. The steps that will be completed are: 1. KC Property will e-mail co-owner after work is completed; 2. When response is received KC Property will put in file folder and 3. Any co-owner who does not have an e-mail will utilize a link to survey monkey for their response once that link is established on our website.

Rachel –will send info about how above is going to work to Karen C. (KC Properties) as soon as possible.

Vice President/Secretary- No report.

Treasurer: He expressed that there has been two more new foreclosures and three more condos that have liens on it. They are about \$1,000 in dept. Water bill increase:-Will try to attend meeting at Canton Township Twp Hall about the possible 20% increase. Karen C. will send Joshua copies of water bills so that he may compare rate increases as soon as possible.

KC Property- Talked about River Day and the possibility of the BOD's participating in it.

Committee's:

Community Standard's/Satellites: Received report on who has been approved for satellite dishes etc. from Karen C. 3961 Radcliff indicates she has a letter from Land arc approving a satellite dish on the roof. If she can not produce a copy to KC the Assoc will have to have the co owner remove the satellite. If the satellite is not removed a fine will be instituted. Karen C. will follow up with the co owner. Ryan saw a satellite on the overhang located on a condo in the middle of Pembroke and he will investigate it further and get back to BOD's and Karen with more info.

Beautification Committee: An email will be going out to all co-owners to investigate the interest of the community having a garage sale/spring clean up. Keith is in process of developing an email to be sent to all co-owners.

Finance-See Treasurer report.

Recreational/Clubhouse- The light bulbs that needed to be replaced were done by handyman service. Karen C. will let handyman service know to use energy efficient light bulbs next time. Also, furnace filter needs to be replaced every three months by handyman service. The filter should be changed in April.

Discussion amongst BOD regarding outside light timers. KC suggested finding a community volunteer to save the association money. Discussed Christmas lights on CH. Larry will take them down when he returns.

Old Business:

Landscaping/Fertilization- A new ERS contract was received today per Karen. All BOD members were asked to review it by Monday and then e-mail comments to Karen C. as soon as possible. Three fertilization bids were received by KC Properties—1 bid-granule was for \$5,000-chose not to go with this company; 2. Tru Green-\$3,795 – five applications and 3. Third companies quote was between \$3, 500-\$3,600. Karen C. will develop spec sheet and it is hoped that a contract can be signed by April 1<sup>st</sup>.

Cable Box- Karen will try to obtain the contract signed by Comcast and Centex. The contract was signed by Randy French from Centex homes.

Fire Inspection- KC will walk through with contractor tomorrow to obtain proposal to look at heat sensors. (Knox box) Karen will send Canton Township the specs and ask what we are responsible for. What are our liabilities?

Pool- There is a concern that new chairs are needed and if so how many. Also, how much are they going to cost. This will be added to our projects list. Also, it seems that North star was chosen to maintain pool but the contract will be amended in certain ways to keep cost down. Such as, Celeste cleaning the bathrooms and other issues. This issue will be tabled for now and further discussed via e-mails from Karen to board members.

Telephone Bill- KC has not resolved AT&T bill that had another's individual line added on to the Clubhouse line. KC asked if association would pay the bill so that she could resolve it. BOD questioned that the responsibility is theirs. KC to resolve by writing a letter to AT & T to dispute bill.

Next meeting is on April 15<sup>th</sup> at 7:00p.m.

Adjourned at 9:00p.m.