



## Woodlands of Chatterton Village

### Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, March 25, 2015

7:00 – 9:00pm

- **Call to Order:** Lynn Mullally, called meeting to order 7:02pm
- **Roll call:** Lynn Mullally, Bonnie Donaldson, Stuart Lazar, Kim Mosey  
**Absent:** Judy Curcio, Dennis Prichard
- **Review of minutes of preceding meeting on February 25, 2015** - Lynn motioned to approve the minutes, Stuart seconded; motion carried
- **Reports of officers, committees, and management company**
  - President: Absent no report
  - Vice President: Grounds assistant Jonathon will finish cleaning up trash by the weekend and will replace the burned out garage light bulbs.
  - Treasurer: reported on finances and we are on track with our reserves. Current delinquencies is slightly up, but most are only a month behind, so we are continuing a steady pace with our accounts receivable.
  - Discussion regarding the water heater leak repairs and about our policy regarding these types of issues. Stuart discussed possible action with attorney, who explained the repair was currently the Associations responsibility; the Association could collect the deductible from the Co-owner, due to negligence. Stuart motioned to invoice Co-owner for the deductible on this repair due to his negligence. Lynn seconded; motion passed
    - Operating checking: \$ 45,062.00
    - Reserves: \$252,556.26
  - Committee updates:
    - Clubhouse Update: no report
    - Neighborhood Watch: Advertised in last newsletter, no response.
    - Three Community Panel: pond contact was approved.
    - May/June schedule Community Meeting- Kim is working on a date.
- **KC Property**
  - Management report, inspections, work orders were reviewed. Violations have been sent. Wrapping up the ice dams repair work, costs are coming in and will appear in the April report. Roofs are being examined; possibly need water shields in some areas. Kim is beginning to investigate and identify areas where the ice dams are repetitive. Seeking 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 update her findings at the April meeting.

- Association Insurance to expire in April proposals are still coming in. Need to make a decision by next week as it expires on April 1st.
- FHA approval expired on March 13. A confirmation was sent that they have received our package. Processing takes 30 days. Kim will update at April meeting.

#### **New business**

- Spring Garage Sale- tabled to April
- Dumpster service – Kim is working on proposals and will have them for the April meeting.

#### **Old business**

- Review Lawn Contract – add spring flowers were added to contract with no additional charge. Stuart motioned to renew Northern Pines contact. Lynn seconded; motion passed.
- Pool Contract- currently collecting proposals for review in April, bathroom cleaning is included.
- **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
- Any other suggestions please send to Bonnie a week before the April meeting
- **Next HoA meeting:** Wednesday, April 29, 2015
- **Adjourned:** Stuart motioned to adjourn, Lynn seconded, adjourned 8:10PM