

**WOODLANDS OF CHATTERTON VILLAGE**  
**Meeting Minutes**  
**Wednesday, May 20, 2009 – 7:00 pm**

**Called to Order** by Rachel at 7:00 pm

**Roll call** Rachel, Joshua, Sue, Judy, Absent: Ryan

Co-owners: Curcio, Rainwater, Coker, Takhar, Lutz, Solomon, McKernan

**Hearing for violation notices** - No co-owners present for violation notices.

**Open Forum**, new co-owner needs pool keys and coupon books. KC Property to get the items mentioned.

- dog poop complaint. KC Property has received complaints and has issued violations to the co-owner.
- Co-owner- Gutters seem to be full and causing an over spill when it rains. The Board explained some of the issues we have had with the drainage problem and the gutters not being of commercial size for the buildings. KC Property to call the contractor to check for possible clog. The gutters will be cleaned again in June.
- Larry Curcio presented pricing of approx. \$65 to install the Knox Box on the outside of the Clubhouse. This Knox box is for the fire department to have access to the service doors to reset the alarms in each building. The cost has been approved.

**Minutes from April have been approved.**

**Reports of officers / management company**

- **President:** Rachel and Ryan attended the Canton Township workshop for Home Owner's Associations. The most popular seminar was "Foreclosures. One area to pursue is getting more help from the Township with foreclosures so that we are not shouldering the entire legal fee for the process.
- **VP, Secretary** – No report.
- **Treasurer:** Joshua stated that we are ahead of budget. Despite the 28 units in various stages of the collections. The close management of our expenses has paid off and kept our budget in line. Also the Association has been very aggressive in recovering monies owed through foreclosures and liens on properties.
- **KC Property:** Trees that need to be replaced have been tagged. Northstar Pools has opened the pool and readied it for the State inspection.

**Reports of Committees**

- **Community Standards/Satellites:** Josh reported that the committee is working on putting together a standard that is best for the entire community. There are inconsistencies in practices in the past with the present that need to be worked out.
- **Beatification Committee:** Keith reported that the committee membership stands at 10 people and invited the new co-owners present to join. Spring cleanup was last Saturday and thanks to the volunteers that came out, a lot of debris around the grounds and the ditches was picked up. The next event will be the **Garage Sale** schedule for May 30<sup>th</sup> from 10:00 am to 2:00 pm. Donations to be picked up after the Sale by a local charity.

- **Recreational Amenities/Clubhouse:** Larry Curcio to resume duties of Clubhouse rental walk-through. Approval was also given to Larry to provide shelving units for the storage room in the Clubhouse.
  - After a rental last month the clubhouse sustained a lot of damage. There was much discussion regarding further action to co-owners that abuse or trash the Clubhouse when rented. It was suggested that the Association restrict the co-owner from renting the clubhouse for 1 year. Other suggestions were to increase the security deposit. It was decided that the BOD would review the by-laws to be sure they could make policy that would deny a co-owner access to the clubhouse for a limited time without being subject to legal action.

### Old Business

- **Removal/Replace Trees** –Reviewed quotes on removal of dead trees. Joshua motioned to approve “The Tree Barber” quote to remove dead trees from site. Judy seconded the motion. All approved.
  - Keith suggested keeping co-owners informed by posting a paragraph on the web site describing the tree removal program, giving dates and times when the company will be working on the grounds.
  - Rachel reported that Canton Township has a program that supplies homeowners with trees. If the City has leftover vouchers, they will give them to condo complexes. Rachel and Ryan will pursue this for next year by writing a letter to the City asking for their consideration.
- **Down spout Project Update** – Tabled until KC contacts the attorney, Mark, for his contact with Canton Township. Hoping that the Township will be able to give us direction as to what needs to be done to correct the many and various drainage issues around the property.
- **Sprinkler Update** – ERS is going to draw up a map of the sprinkler zones. A water zone schedule should be maintained in each black door by the sprinkler station. Judy offered to help create the initial schedules and post at the stations.
- **Pool Update** – Plans are to open the pool by this Saturday. Northstar Pools has cleaned and readied the pool for opening. The telephone company is to come out and restore telephone service to the emergency phone tomorrow, May 21<sup>st</sup>. The pool company is scheduled to begin daily maintenance this Saturday May 23<sup>rd</sup>.
  - The heater will be set for 80 degrees.
  - The quote to replace the drinking fountain was approved last year. KC Property to call and have the fountain ordered and installed as soon as possible.
  - Northstar pool suggested we install a shutoff valve and tee to blow out the line running from the main waterline in the storage closet of the clubhouse to the pump room. The board has approved this work order and KC will add this item to the other plumbing job to be done soon at the Woodlands.
- **Heat Sensor Inspection Update** – KC Property to call Canton for the exact code requirements for testing the heat sensors. The board will then review quotes from the companies authorized to do this testing.

## **New Business**

- **Extermination of Hornets, Mosquitoes** – Reviewed quotes for spraying property for mosquitoes and placing tablets in standing water areas (\$1500 - \$6000). It was a unanimous agreement that the costs quoted were too high. Tim McKernan volunteered to check at Home Depot on products and pricing to do ourselves or provide information to co-owners.
  - KC Property to call Eradico and have them come out for a complete service of the property as per our contract.
- **Annual Meeting – Set for Wednesday, October 28<sup>th</sup>, *mark your calendars!***
- **47747 Ormskirk** – Fixed door on a repossessed condo. Invoice to be charged to the account.
- **Board Member walk through with KC** – Rachel proposed having a board member, one day a month, do a community walk through with KC Property. This walk through update to be added to the Agenda at Board Meetings.
  - Judy volunteered to do the walk through with KC.
- **Moss/Mold Problem on North Facing Units** – to be addressed in the “Down Spout Project Update”.

## **Upcoming meetings/events**

- Saturday, 5/30 WOCV First Annual Garage Sale
- Wednesday, 6/17 @ 7 PM – monthly board meeting

**Meeting adjourned at 9:30 pm**