



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, November 18, 2009

- **Called to Order** at 7:06 pm
- **Roll call:** Joshua, Sue, Judy, Kim (KC Property)
 - Abs: Rachel and Ryan
 - Tom Didier, Larry Curcio, Chris Markiewicz, Jason Rivers
- **Adoption of agenda:** All approved
- **Hearing for violation notices**
 - Pembroke – Grill Violation
 - Violation waived, co-owner will store grill in garage.
 - Ormskirk - Chalk on walls
 - Home owner would like to have complaint issued in a different manner, rather than a violation. Suggestion noted.
 - Pembroke – Parking Violation
 - Homeowner parked side by side in violation of the Parking Policy. Homeowner suggested interest in putting together a new Policy for Board review.
- **Open forum**
- **VMS Website, Facebook and Twitter-Keith Rainwater**
 - Keith reviewed the VMS website being built for KC Property to better service the Woodlands Community.
 - VMS to be a secured site for homeowners to review their personal accounts and access important documents.
 - BOD to review documents on W-CV.com to determine which documents should remain on the public site and which should be put on the VMS secured site. Response to Keith by Wednesday, November 25th.
 - Some recommendations:
 - VMS: To replace Google Group for community notices., Post the Budget and Minutes
 - W-CV: Clubhouse reservations, and Prospective and New Residents Welcome Packet.
 - Woodlands on Facebook: Become a fan of Woodlands, provides an area to reach community and gives the community another means of communication.
 - Twitter: Twitter is a free service that lets you keep in touch with people through the exchange of quick, frequent answers to one simple question: What are you doing? Join today to start receiving WOCV's tweets.
- **Garage Sale 2010**

- Keith Rainwater has volunteered to head next year's garage sale.
- Keith to survey co-owners for improvements or suggestions.
- **Review of minutes of preceding meeting:** All approved
- **Reports of officers / management company**
 - President - absent
 - Vice President – n/a
 - Secretary – Reviewed Annual Meeting turnout
 - Treasurer – No report available. The switch to the new property management system, VMS is not complete.
 - KC Property Service - work orders
 - Met with Canton Twp Engr. On drainage proposals from Saly Construction and Peninsula Construction.
 - Obtaining proxies needed to make quorum to elect two Board members to the BOD.
 - Walked property and noted where downspouts are crushed and need replacing.
 - Walked property and noted units that are foreclosed and need maintenance. Picked up debris on porches.
 - Contacted Safeguard for units 3850,3986 to repair damage, add deadbolts and replace battery in smoke detectors.
 - KC to contact publisher of Canton Observer to stop deliveries to non-subscribers, to eliminate papers at vacant units.
 - Suggestion was made to look into a sign for “no soliciting” to be posted near the entrance, to eliminate all the pizza solicitations.
- **Reports of committees**
 - Community Standards/Satellites-Ryan: n/a
 - Social – Request to those present the need for a chairperson.
 - Recreational Amenities/Clubhouse-Judy/Larry
 - Larry thanked everyone that helped decorate the clubhouse and street lights. Submitted receipts for purchases and asked that when the decorations are taken down that they be stored in the Christmas decoration box for next year.
- **Old business**
 - Annual Meeting-Votes/Proxies
 - The BOD now has enough proxies to complete the election of the two board members.
 - KC to verify with legal counsel the procedure for declaring the elected board members and notification to co-owners.
 - Suggestion was made to send letter to renters to encourage their landlords to return their proxy
- **New business**
 - Gutter Socks

- Judy motioned to approve approximately \$2,000 to install calcium chloride socks in gutters over front doors and garages. Once those known problem areas are treated, Grounds and Garden to monitor conditions throughout the season and apply in other areas if needed.
 - Joshua seconded the motion.
 - All approved.
 - Downspouts
 - Tabled until drainage project is confirmed.
 - KC to go back to the contractors for the drainage project and Canton Township for signed detailed prints.
 - Newsletter/Mailings
 - Ryan hopes to have a newsletter out in December.
- **Upcoming meetings/events**
 - Wednesday, February 18, 2010 7 PM-Monthly Board Meeting
- **Adjourned: 9:35 pm**