



# Woodlands of Chatterton Village

## Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes – Thursday, June 29, 2017

7:00 – 9:00 PM

**Meeting Called to Order:** 7:06 PM

**Roll Call:** Bonnie Donaldson, Marc Spontac, Yolanda Everett, Dennis Prichard

### KC Property

#### Services

**Attendees:** N/A

### Review of May 25, 2017

**Meeting Minutes:** March 25, 2017 meeting minutes approved.

### Adoption of June 29, 2017

**Meeting Agenda:** June 29, 2017 meeting agenda adopted.

## Resident Forum

- **Resident Inquiry: “Why did we change our management company?”**
  - Board responded to resident inquiry as related to the length of service of the former management company and some of the challenges.
- **Resident Inquiry: “What’s the situation with the grass?”**
  - Per the Board, irrigation to be resolved ASAP.

## President Report

- Looking forward to the new management company.

## Vice President Report

- Nothing to report.

## Treasurer Report

- Checking: \$129,562.50
- Money Market: \$210,509.59
- Road Reserves: \$37,367.83
- Roof Reserves: \$149,008.90
- Morgan Stanley: \$120,740.57



## Clubhouse

- Proposed a slight revision to the clubhouse agreement. Regarding renters having 4 guests at the pool. If you rent the clubhouse, you can have 10 guests total at the pool.
- We have steady renters through the summer. Need to determine a system with Lawyers (new management company) for processing.
- Proposal: Close the current PayPal account, Venmo via Google might be an option, transfer account funds to a new account. New management company to follow-up. Motion passed.
- Proposal: Change the clubhouse pool guests from 10 to 5 to align with pool rules. Motion passed.

## Social Committee Report

- Ice Cream Social:
  - It was a hot day, so all ice cream was gone. Resident indicated that the ice cream social was wonderful.
  - Luau is scheduled for July 23, 2017.

## Neighborhood Watch

- There have been a few little issues.
- Suggests residents download "RedZone" crime tracking application.

## Three Community Panel

- No update

## Current Business

- **KC Property Services, LLC. Management report**
- **Drainage Project:**
  - To be handed over to Lawyers for follow-up.
- **Gutter Replacement Plan:**
  - Board to provide to Lawyers to determine a new plan to replace small gutters.
- **Irrigation:**
  - Board President walked the community with Joel at Jay Cru to evaluate.
- **Balcony Footings for Abbey Units**
  - Balcony footings need to be looked at for repair. This issue will be discussed with Lawyers.
- **Road Repairs:**
  - Lawyers has been made aware that roads are our highest priority.
- **Pool key fob:**
  - System is working great. Most tenants have received their key fobs. Marc Spontac did a great job with the new pool system and distribution of the key fobs.
  - Bonnie will contact Lawyers to have them look into the gate at the pool.



- **Landscaping:**
  - Lawyers to be requested to follow-up on landscaping issues.
- **Cement:**
  - To ask Lawyers to evaluate the community to identify and price out cement related issues.
- **Outside Building Repair:**
  - To ask Lawyers to evaluate the Clubhouse building and its surroundings.
- **Forensic Audit:**
  - To ask Lawyers to evaluate the books and provide a recommendation. Topic will be tabled until August.
  - HIGH PRIORITY - To request that Lawyers contact the Village/Square to ensure that the last payment invoiced by KC Property Services is sent to Lawyers and not KC Property Services.
- **Facebook Administrators:**
  - Facebook administrators have been updated. Board proposed that administrators be limited to board or committee members. Proposal was adopted and board Vice President and Secretary were added as administrators.
- **WOCV FHA Status:**
  - Lawyers to follow-up.
- **Fire Lane Marking:**
  - Marc Proposed implementation of No Parking for fire lanes. Motion seconded by Dennis. Motion accepted.
- **Project Prioritization**
  1. Fire Lane Signage
  2. Road Repair
  3. Pillars
  4. Cement
  5. Gutters
  6. Turf Proposal
  7. Landscaping (trimming of trees and bushes, etc.)
  8. Clubhouse Building Repairs
  9. Outside Building Repairs

**Next HOA Meeting:** July 27, 2017.

Meeting Adjourned @ 8:45 PM