



ANNUAL MEETING AGENDA
WEDNESDAY, OCTOBER 20, 2010
THE WOODLANDS OF CHATTERTON VILLAGE CLUBHOUSE
TIME: 7:00 PM

- **Meeting called to order** at 7:00 pm
- Roll Call: Joshua Vasseli, Sue Mys, Judy Curcio, Karen Cook, KC Property
Abs: Rachel Everett, Ryan Hass
- **The minutes** from last year's Annual Meeting, October 15, 2009 were read.
- **Quorum** was verified between proxies received and co-owners in attendance.
- **Report of Officers:**
Secretary:
 - 2011 Contracts: Resigned with NorthStar for pool maintenance and Grounds and Garden for landscape and winter snow removal.
 - Both contractors agreed to keep their fees the same next year.
 - Co-owner feedback for both companies was positive for 2010 season
 - Heat Detector Testing: 76% of the units are complete, appointments are being made for the remainder of the units and replacements should be completed by Oct. 30th.
 - Smoke alarms are the co-owners responsibility. It is suggested that you change the batteries at the same time as the time change. Once in the fall and once in the spring.
 - Carbon Monoxide Detectors: Co-owners should install carbon monoxide detectors. Dryer ducts, and lint traps can become clogged and carbon monoxide can build up in the unit or the attic and spread to other units. DTE has also advised that no one should warm their car up in the garage, also be sure you back your car up all the way out of the garage as the open garage door creates a draft that pulls the carbon monoxide back into the building.
 - Trash: We would like to thank everyone for adhering to the rules, using trash cans and putting them out between the times requested. It has helped to keep flying debris to a minimum on garbage day.
 - Communications: Email is still the quickest and least expensive way to communicate. Provide your email address to KC Property Services and also, update her records if you have changed your email address.
 - Check the glass bulletin board for updates to Association activities, community notices, and neighborhood watch updates.
 - W-cv.com Website: We would like to thank Keith Rainwater for all his work on designing our website and let him know how much we appreciate his continuing to monitor and update the website.

Treasurer

- Dues remain the lowest in Canton Township
- Reserve Neutral Budget Target
- As of Oct 11, 2010, 15% of the units are delinquent by \$150 or more.
- Reviewed 2010 budget.
- 2011 Budget approved at last board meeting
 - Water increases for 2011
 - Monitoring our sprinkler system much closer
 - Advised all co-owners to fix leaking toilets or dripping faucets.
 - Grounds and building maintenance increase.
 - Landscaping increases
- 2012 Budget Forecast – likely to increase \$10-\$15
- FHA: the Association continues to work towards qualifying for FHA loans. KC Property advised that our attorney has sent a letter to FHA on our behalf requesting qualification for FHA financing.
- **Report of Committees:** Anyone interested in chairing a committee, call KC Property Service 248 586-9700
 - Architectural – Chair unfilled
 - Clubhouse – Chair unfilled; Dan Gniewek volunteered to assist this year
 - Social – Chair unfilled
 - Neighborhood Watch – Chair: Dennis Prichard, CoChair: Dan Gniewek
 - Sgt. Mark Gajeski continues to update the Neighborhood Watch chair people who in turn will pass on any important information to our co-owners.
 - Garage Sale - Chair: Keith Rainwater
 - Keith has agreed to chair this committee again this year, but if anyone would like to help, new ideas are always welcomed, please contact Keith through the website.
 - Holiday Decorating – Chair Larry Curcio
 - Called for volunteers to help decorate the grounds and clubhouse, call Larry at 734-495-3396 if you would like to help.
- Election of Directors: Three nominations were needed to fill the vacant seats on the Board. Pat Gilson, Jason Rivers and Annette Solomon have accepted their nomination to the Board and spoke briefly of their interest in the board. All three were voted into office and will start serving a two year term of office starting tonight.
- **Unfinished Business**
 - Drainage
 - Phase I considered completed.
 - Some sprinkler issues yet to be resolved. KC Property to monitor Spring start-up of sprinklers to catch those few areas that need to be fixed.
 - Phase II schedule for Spring – Need more discussion on water pond capacity.
 - Painting, Caulk, Repair

- Elwood Inc. continues to complete 5 buildings each year. Feedback on the workmanship of the first five buildings has been good.
- New Business
 - Shrub Replacement
 - Dead/missing shrubs in front of units.
 - Prioritizing street facing units
 - Concrete / Sidewalk Repairs
 - Targeting trip hazards in “high traffic” areas
 - Clubhouse
 - Fence and Gate Repairs
- **Upcoming Meetings/Events**
 - Monthly HOA meeting: Wednesday, November 17, 2010, 7:00 pm
 - December – NO HOA MEETING