

Woodlands of Chatterton Village Homeowners Association
Minutes – Board of Directors Meeting
Wednesday, June 18, 2008 @ 7:00 PM

- ❖ **Called to Order @ 7pm** by the President of the Board, George Clippert.
- ❖ **Roll Call:** Clippert, Curcio, Everett, Vasseli, KC Property – Kim & Carol
Absent: Rainwater
- Co-owners Present:** 22 co-owners
- ❖ Open Forum for Co-owners
 - Co-owner requested a work order for the gutters at her unit to be cleaned. KC Properties took the information and will follow-up to complete the job.
 - Co-owner stated numerous downspouts are detached and/or missing.
 - Co-owner would like to have the lawn company do a better job of clearing grass clippings away from her front doorway.
 - Concern was expressed from all co-owners that the lawn company is not doing a good job. Weeds in the flower beds, need edging around trees and flower beds, poor mulch job, etc...
 - Grass needs cutting around the edges of the pond.
 - Snow removal company did not do a good enough job keeping entry ways and sidewalks clear from ice and snow. Especially those units that face north, need special attention because they do not get the sun to help melt ice and snow.
 - Suggestion was made to have a bucket of calcium chloride available at each building for co-owners to apply if needed.
 - Grass destroyed by snow removal company, needs replacing, located next to parking area in front of pond.
 - Pool rules were questioned and to what extent would they be enforced. Co-owners asked what it would take to change Pool rules or policies.
 - λ Woodlands of Chatterton Village – Exhibit A – By-Laws
 - “General Rules and Regulations: Reasonable regulations consistent with the laws and the Condominium Documents concerning the use of the Common Elements, including any recreational facilities constructed within the condominium, or the rights and the manner of operation of the Association and of the condominium may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners or posted on a General Common Element. Any such regulation or amendment may be revoked at any time by the affirmative vote of a majority of the co-owners.”
 - Some co-owners requested that the pool temperature was too warm at times and the heater should be turned down.
 - Bob Debrincat and Sue Mys volunteered to help on the Social Committee.
 - Co-owner asked if they could bring a grill to the basket ball court common area? Yes, if it were on the grass and not under the overhang of the clubhouse patio. The Board of Directors discussed this further and have added: “The grill must never be left unattended, and must be removed when the co-owner leaves the area.

Open forum for co-owners closed.

- ❖ **Adoption of Agenda**
- ❖ **Approval of Minutes:** May 21, 2008.
 - George motioned to approve the minutes

- Rachael seconded the motion
- All approved

❖ **KC Property Service**

- Board liaison's report – Turned over to Kim, KC Properties to update:
 - λ The Woodlands has a contract with Eradico. Eradico has been called out to a list of addresses to eliminate the nests of bees, wasps, etc. They were to respond within a week, but there is no evidence that they have been out. KC to send performance letter to Eradico
 - λ Looking Good Lawn Care Company workmanship is unacceptable, Bldg #18 with standing water and ruts from lawn equipment has gotten worse. The overall appearance of our lawn care is terrible. KC to send a performance letter to Looking Good.
 - λ Sunrise Irrigation was called out to go over the sprinkler problems. The sprinklers were not opened properly and the timers were set improperly. Broken sprinkler lines were repaired and also the broken sprinkler heads. The timers were reset to run three days per week, Sunday, Tuesday and Friday. George to verify with Sunrise 6/19/08 that the sprinklers are shut off on Bldg #18.
 - λ Proposal to have KC take a more active role in property management at the Woodlands. Work order requests \$1,000 and under to be authorized by treasurer only. Over \$1,000 to go before the Board for an approval vote.
 - Rachael seconded the motion
 - All approved
 - λ As work orders come up, KC to get general maintenance bids from Tony and Larry Curcio, and if possible a third source.
 - First work order is to get the gutters cleaned that are written up in the site-walk throughs.

❖ **Treasurer's Report**

- Monthly financials / expenditure tracking update – Still undergoing change to Cinc software system. May financials should be ready tomorrow (6/19).
- Delinquent report – As soon as the new software is complete.
- \$300 transfer/reserve fee – In place.
- Association dues – The treasurer introduced the Amended 2008 budget highlighting how the projected Water and Sewer expense has changed dramatically since the 2008 budget was first forecast. Water and sewer cost alone have increased 40% this year.
 - λ A motion was made by Joshua to increase dues to \$125/mo.
 - λ George seconded the motion
 - λ All approved
 - λ The new dues rate will take effect July 31st. All co-owners will be required to pay the new rate in their August 1st payment.
 - λ Newsletter to contain notice regarding dues increase.

❖ **Facilities**

- Clubhouse
- Pool
 - λ Cleaning/maintenance/gates
 - The pool service is good. We still question the performance of the current pump and filter system and would like to consider the Aquabot at such time that our budget would allow.
 - The gate has been repaired again after vandals jammed the lock.

❖ KC dismissed at 9:30 pm

❖ **Committee Reports**

- Annual Meeting - Saturday, July 19 at 2:00pm
 - λ Rachael to set up special meeting to layout Annual meeting.
 - Joshua to provide year end report and proposed 2009 Budget
 - Have a few copies of the proposed 2009 Budget available for co-owners, along with the 2007 year end report, the balance to be available to co-owners through the website.
 - KC Property to prepare all paperwork, proxies, voting material etc...
- Architecture/By-Law Compliance
 - λ Co-owner requesting to remove white fence in front of their unit.
 - Co-owner to submit request to board for official approval.
- Beautification
 - λ Bee/wasp/yellow jacket problem – Being addressed through KC Properties and Eradico.
 - λ Lawn care
 - General assessment / pond, mulch, sprinklers, aerators, weeds – See comments from co-owners, KC to send out performance letter.
 - Deduct aerator costs from Looking Good agreement - Aerators to be repaired and returned by Monday 6/23, by Aqua-tec Sales.
- Communications & Outreach
 - λ Newsletter – To be ready to mail with Annual meeting notice and proxy material.
 - λ Web site
 - Monthly Board Meeting minutes to be posted on web site.
 - Amended Budget 2008 to be posted on web site.
- Other
 - λ Trash
 - Stickers
 - Mailer / public comment
 - λ Joshua proposed to put “on hold”
 - λ Judy seconded the proposal
 - λ All in favor

 - λ Sister community relations – No report
 - λ Oakwood – No update

❖ **Meeting adjourned at 9:50 pm**