



## Woodlands of Chatterton Village

### Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, July 16, 2014

7:00 – 9:00pm

- **Roll call: 7:04pm** Judy Curcio, Lynn Mullally, Stuart Lazar, Bonnie Donaldson, Josh Vaselli-absent, Annette Soloman, Kim Mosey
- **Adoption of agenda:** Judy motioned to approve agenda, motion approved 4-0
- **Review of minutes of preceding meeting on June 19, 2014-** motion to approve by Judy, motion approved 4-0.
- **Open forum for residents- no residents present**
- **Reports of officers, committees, and management company**
  - President: reported the pond area will be groomed next week. Mulch has been installed there also. Dead bushes etc will be groomed out also. Craig will give highlights on what is coming for our community. We are beginning to notice a vast difference in service. A co-owner has been calling Kc Property complaining about the service. There are concerns she is interfering with their jobs. All complaints must go through KC Property, residents are not to approach Northern Pines employees. Real roses will be planted along with perennials.
  - Vice President: Johnathon continues to do an excellent job with the grounds. He will begin work on the burned out garage light bulbs.
  - Treasurer: copy of Treasurer's report
    - Operating checking: \$61,374.38
    - Reserves: \$194,067.99
    - Capitol Reserve Funding - table till August
  - Committee updates:
    - Clubhouse Update: Annette Solomon-reported it hasn't been busy this summer, though the month of August will be very busy. Annette will send list rental dates to Northern Pines to avoid any equipment use of the Clubhouse parking lot to allow renters spaces.
    - Social Committee: Annette Solomon had a meeting this week with a couple residents. Working on a schedule for the year and working on a date in August for a family event. Annette inquired about the allocation of funds for social events. Current **remaining budget till fiscal year end** is \$230.00. Annette will email the event dates to Bonnie for publication in the Newsletter.
    - Neighborhood Watch: Dennis Prichard – no current report.
    - Three Community Panel: Update on invoices:
      - They are making payments.
      - Village: \$2172.62 owes approximately \$1500.00
      - Square: still owes approximately \$1500.00
      - Kim will continue to pursue payment.

## **New business**

- Review by-laws "Front porch repair responsibility" was discussed. KC Property will get clarification on revised proposal for cement on bid for the current work. Kim will develop a notice to co-owners explaining co-owners expense.
  - Notification to co-owners as to their responsibility to limited common elements and how they will be handled in future. Create policy to reflect Association must approve repair and contractors.
  - It was unanimously decided not to request back payment from any co-owner on previous work.
- Snow Emergency Policy - tabled till Sept.
- Calcium Chloride Bucket Policy - tabled till Sept.
- **KC Property Services**
- Management report, inspections, work orders provided to board members.
  - Metro Security
    - Keycards-are now working. Kim emailed each co-owner who was affected. Annette discussed the recent "parties" within the pool area. If the behavior continues, the co-owner will be fined.
    - Video access- repaired.
  - Northern Pine
    - Mulch installation completed.
    - Water meters behind the black door will be replaced. We were not allowed to make alterations to the meter because it is the property of Canton Township.
    - Need: Flowers as promised and roses for front entrance, removal of dead bushes throughout the community will be addressed within the coming weeks.
    - Sprinkler system repairs will be completed this week.
    - Water main leak Bldg #2 should be completed this week.
  - Street Cleaning bids: East Side Maintenance Parking Lot = \$300  
Canton Township will not call back. Judy motioned to approve East Side bid, approved 4-0

## **Old business**

- Condominium By-Law and Master Deed Changes proposed in fall of 2013. Board to review previous changes and redesign the changes in order of importance to better serve the community. Board members will meet in August to finalize changes. Judy will send an email to Board members to choose a common date.
- KC to Update: Paint project Bldgs #12, 13, 14, 18, in progress.
- Review by-law responsibility: Caulking around front porches and sidewalk: 2 Bldgs completed in 2013, balance to start in the spring. KC to get proposal from LJU for caulking current bldgs that need painting- in progress.
- Trackers:
  - Proposed bike path btw Village & WOCV - tabled
  - Drainage repairs: "B" units on front side of buildings need completion. - tabled
  - Garage doors need painting - tabled
  - Caulk garage areas between building and drives tabled
  - Side walk repairs 2014 - tabled
  - Glass bulletin board for pool area - 2014 - Ordered June, six week delivery.
  - Proposed Clubhouse house carpet vs tile - tabled
  - Complete Drainage B units 2015 - tabled

- Work requests ON HOLD -
  - 47604 Ormskirk: Rebury drain pipe- KCPS verified that work needs to be done.
  - 47704 Pembroke: Caulking around front door needs to be replaced. KCPS verified that work needs to be done. They will be notified this will be a co-owner expense.
  - 3990 Norwich: front porch cracking – KCPS verified that work needs to be done. They will be notified this will be a co-owner expense.
  
- Executive session:
  
- Items for future newsletters:
- Next HoA meeting: Wednesday, Aug 20, 2014
- Adjourned: 8:55pm

(c) The responsibility for the full cost of maintenance, decoration, repair and replacement of the General and Limited Common Elements shall be the sole responsibility of the Association, except where specific exceptions are stated in the Condominium Documents and are to be paid for according to the provisions of these Condominium Documents. The full responsibility for the Unit shall be borne by the Co-owners of the Unit.

The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

The common expenses associated with the maintenance, repair, renovation, restoration or replacement of a Limited Common Element shall be specially assessed against the Unit or Units to which that Limited Common Element was assigned at the time the expenses were incurred. Any other unusual common expenses benefiting less than all of the Units or any expenses incurred as a result of the conduct of less than all of those entitled to occupy the Condominium Project or by their licensees or invitees shall be specially assessed against the Unit or Units involved, as set forth in Section 69(2) of the Act.

The amount of all common expenses not specially assessed in accordance with the foregoing shall be assessed against the Units in proportion to the assigned Percentage of Value appertaining to each Unit as provided in Section 69(3) of the Act.

(d) The Association shall have specific responsibility to decorate, maintain, repair and replace the following items relating to Units and the costs for these items shall be considered expenses of administration:

(1) All landscaped areas (excluding such landscaping as may be installed and maintained by a Co-owner upon a balcony, patio, porch or deck in accordance with the By-Laws attached hereto as **Exhibit A**).

(2) All sidewalks, driveways, roadways and boundary fences.

(3) Snow removal from the roads, driveways, parking areas and any sidewalks (including driveways designated as Limited Common Elements).

(4) The exterior of all buildings (excluding individual balconies, patios, porches, decks, glass windows and glass sliding doors) including trim and hardware and the concrete pads upon which air conditioning compressors are situated.