



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes - July 29, 2015

7:00 – 9:00pm

Call to Order: 7:03 pm

Roll call: Judy Curcio, Lynn Mullally (called in), Bonnie Donaldson, Dennis Prichard, Stuart Lazar, Kim Mosey

Review of minutes of preceding meeting on June 24, 2015. Judy motioned to approve the minutes, Dennis seconded. Minutes approved.

Open Community Forum:

Norwich resident shared his displeasure of the lack of landscape repairs within the community. Judy shared the current plans which are in progress. Kim shared some background on the land.

Judy inquired about the sink hole as to where it was charged on the budget pages. Kim reviewed the budget pages with explanation. Item is located in line item - asphalt repairs.

Ormskirk resident explained her concrete porch is less than a year old and is beginning to crumble. Kim will ask the installing company to relook at it.

Reports of officers, committees, and management company

President: no reports at this time

Vice President: no reports at this time

Treasurer:

- Operating checking: \$ 84,451.76
- Reserves: \$ 260,796.71
- Began 2016 Budget discussions – need to begin making lists regarding the budget for 2016. Need to begin looking forward, listing any other projects that will be within a 5 year future.

Stuart reported he has been researching the investment funds being changed into other CD rates; investigating 1 and 2 year rates. Delinquencies are on the rise. We are tracking closely. Stuart inquired about the sister communities catching up with their payments for the pond. Kim verified they had. Stuart requested we begin another reserve study, looking into a 5 year study. The reserve study quote is \$1750.00. Decision was tabled until the next meeting.

Co-owner asked where he could locate the financials. It was explained these documents were given at the annual meeting, along with the discussions at every meeting. Financials can also be requested from KC Property.

Co-owner also asked about the process for late fees and how the system works. Process and system were explained.

Committee updates:

- Social Committee -update of Luau held Sunday, July 26th. Luau was highly attended. Annette mentioned the sandwich board was helpful for advertising as several Co-owners mentioned it was a helpful reminder. Very successful event.
- Ice Cream Social was poorly attended. It may have been because the weather did not cooperate.
- Next event is the Back to School event in August. KC Property has offered to donate school supplies to this event. Judy and Bonnie offered to be at the clubhouse to receive donations. Dates to be determined.
- Clubhouse Update: Work order requested for water leak in ceiling of storage room.
- Clubhouse rentals are up, which is usual in the summer months. Annette inquired about the supplies being needed to be replenished. She also mentioned the bathrooms are not being cleaned properly. Discussion regarding the bathroom floors and the possibility of replacing the mats. Mats seem to contribute to the room appearing dirty. Water spot has been checked. There is not a leak; it is condensation from the central air. Annette asked who is responsible for the trash pick-up from the clubhouse. Pool company is responsible, Kim will remind the pool company.
- Resident asked if we could put a live web cam in the pool area so residents can see if the pool is crowded before coming down. Discussion. No decision.
- Resident also asked if Wi-Fi could be installed for residents using the clubhouse and the pool area. Discussion. No decision.
- Neighborhood Watch: Welcome Charles, our Neighborhood Watch chairperson. Judy welcomed Charles. He has received the committee information from Dennis. Charles is monitoring a 2 mile radius looking for any crimes that our community should be aware of. Most of the crimes locally are retail. There seems to be an increase of car break-ins, even one within our community. Residents should remember to keep their vehicle doors locked.
- Three Community Panel: Kim reported the meeting held July 22nd was successful.

KC Property

- Management reports, inspections, work orders.
- Trash within the community has been better, though, when residents move, they leave their garbage before the garbage day. Residents will be fined and charged for special pick up.

New business

- Vote on proposed concrete and drainage work per described worksheet. Kim is requesting an allowance Stuart motioned to allow \$30,000 to project; Dennis seconded. Motion passed.

- Speed bumps- residents are beginning to have increased their speeds around the complex. Discussion on speedbumps. Kim will check on the cost of a sign being placed at the front entrance to remind residents children are at play.
- Irrigation Solutions – lack of service. Judy explained the issues that have been occurring with Irrigation Solutions. Kim will seek proposals for a new irrigation company, preferably one closer to our complex.
- Pond update – Twin Oaks manages the pond landscape. The area was beginning to become dormant and there appeared to be a problem with the fountain. They have responded to Kim's requests.
- Three Community Panel meeting went well. Discussed the mulch for the pond area was not an acceptable grade. Kim will seek an upgrade in the future.
- Co-owner asked if committee members can have free use of clubhouse. Volunteers and/or committee members. Discussion. Stuart motioned 2 days for committee members, can't book more than 30 days in advance. Committee members can delegate day(s) to their volunteers. Judy seconded. Motion passed.
- Late fees revision. Co-owners need to be aware of the new increase in charges for violations.

Old business

- **Northern Pine:**
 - Dead tree removal – is scheduled for next week. Northern Pine needs to bring out special equipment.
 - Shrub/Bush removal – has begun today.
 - Replacement schedule- Judy requested a replacement proposal for the foliage being removed. Kim will seek a proposal for the August meeting.
 - Tree trimming - Tree trimming proposal was presented. Stuart motioned to approve proposal, Dennis seconded. Motion passed. Kim will request a timeline for tree trimming which will include a start date and completion date. Contractor will understand with this timeline, we will have expectations for prompt service.
 - Concrete proposal was presented. Judy motioned, Stuart seconded. Motion passed. Kim will request a timeline to include a start date and completion date. Contractor will understand with this timeline, we will have expectations for prompt service. KC property will contact Co-owners as to when their work will be done.
- **Metro Alarm** – waiting on zone configuration and to address check lists for all outside alarm boxes.
- Budget 2016 to include fire alarm inspection for Woodlands of Chatterton Village units. Kim will seek proposals.

Items for August newsletter:

Notice of concrete and drainage work to be started
Introduce Charles our Neighborhood Watch Chairperson.
Illegal Parking and Vehicle By-laws reminder
Speed caution reminder

Next HoA meeting: Wednesday, August 26, 2015

Adjourned: 9:33pm