



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors

Meeting Minutes • Monday, June 14, 2010

8:00 – 9:00pm

- **Roll call:** Joshua Vasseli, Rachel Everett, Sue Mys, Judy Curcio, Karen Cook/KC Properties. Abs: Ryan Hass
- **Adoption of agenda:** Approved
- **Hearing for [violation notices](#):** No co-owners were present.
- **Open forum:** n/a
- **Review of minutes of preceding meeting:** approved
- **Reports of officers / management company**
 - President – The Village proposed helping to fund improvements to the look of the pond. Rachel will pass on their email for further discussion.
 - Vice President - none
 - Secretary - none
 - Treasurer
 - Expenditure Tracking - Reviewed expenditure tracking charts, all items within budget.
 - Reserve Acct. = \$167,698.43, Operating = \$14,259.99
 - CD: Joshua made the motion to move \$47,000 from the Reserve into a CD for 1 year at the current rate of 2.52%. Rachel seconded the motion, all approved.
- **Old business**
 - Drainage Project Update
 - Drainage for Bldg #16,18,20
 - Slay to come in Saturday to finish the burm behind building 16-18 and 20. There is still water seepage from the woods, Slay suggests putting in additional drains to drain the woods which is on Oakwood property. KC Property to ask Canton if they will require Oakwood to provide proper drainage when they start their construction.
 - Slay will continue to monitor repair areas through the summer bringing Phase one of the drainage project to a close.
 - Phase two of the drainage project, burying the remaining downspouts and improving areas where grass will not grow, will begin, weather permitting, next fiscal year.
 - Painting Project Update
 - The painters will start painting Building #8 this week, the last of four buildings to be painted this year. Each year hereafter, four buildings will be painted until all buildings have been done.
 - Fire Alarm Check – Waiting for final results from Metro Alarm.

- **New business**

- Mulch : To help in weed control Grounds and Garden proposed a light application of mulch . (150 yds x \$38/yd) This light application is suggested to be applied each year to give the grounds a continuously maintained look. Joshua motioned to approve \$5,700 this year for mulch to improve the overall appearance of the grounds. Judy seconded the motion, all approved.
 - KC Property to find out what grade of mulch Grounds and Garden plan on using.
 - This light application of mulch must be added to a contractor's proposal each year for review and approval.
- Roof Repairs – Approved Pro Built to do the repairs on the roof work orders in house. New roof repair work orders will still be sent out for quote from the three sources on record.
- Pest Control – Bees and Wasps
 - \$1,000 has been budgeted for this expense. Received MSDS sheets on chemicals used. Notice as to date and time will go out to co-owners in each building treated so that they can take the usual precautions of keeping their windows closed during the application. Reviewed quotes, Eradico lowest bid, but their quote had a height restriction of 20 ft.. KC to contact Eradico to see how many buildings we can treat reaching all peaks and stay within budget.
- Caulking Project:
 - Received quote from Slay Construction for caulking gaps between brick and concrete. Addresses with extreme conditions compiled from KC and Slay's inspection and work order requests will be treated first.
 - Rachel motioned to approve Slay's proposal of \$2840 to complete this project. Sue seconded the motion, all approved.
 - Further discussion is needed as to how often this maintenance procedure should be reviewed, and how it should be recorded and tracked.
- Pool closing after hours – Judy to make up monthly schedule listing BOD volunteers to close the pool.
- Website Updates-tabled till next month
- KC Property Service – Work Orders, Inspections
 - Center fountain in pond not working. KC to contact electrician to investigate problem and get quote for repair.

- **Upcoming meetings/events**

- **Wednesday, July 21, 2010, 7 PM Monthly HOA meeting**

Adjourned: 9:35 pm