



## Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, June 15, 2011

7:00 – 9:30 pm

- **Roll call-** meeting was called to order at 7:05 pm  
Judy, Jason, Annette, and Kim Mosley from KC Property present (Joshua & Pat absent)
- **Adoption of agenda-** all approved
- **Hearing for violation notices**  
Co-owner disputed violation for noise/ dog barking & violation of dead grass caused by dogs. Co-owner argued that dog has a shock collar that goes off after 3 barks and that his wife provided contact information to neighbors in case of any concerns. Co-owner inquired as to whether KC Property took soil samples to prove that dog caused damage to grass. Co-owner provided a written statement to the board and agreed to send copy via e-mail. Co-owner expressed concern over whether KC Property is retaliating against his family due to his complaints against KC Property.

Board requested to respond within 1 month in order to review the Co-owners documentation and accusation of inappropriate correspondence coming from WOCV lawyer, Makower.

- **Open Forum**
  - 1) Co-owner concerned regarding dogs over 50 pounds being allowed to be on grounds and inquired as to whether these co-owners/ tenants receive violations
  - 2) Co-owner reported concerns due to calling out companies to clean dryer vent and being told that he does not have the authority to approve work on roof. Co-owner told that he needs condo association's approval. Discussion persisted regarding whether this is truly co-owners responsibility or associations. Co-owner stated that he would pursue legal avenues due to fire hazard, safety concerns, etc. if another co-owners unit caught fire or caused other inconveniences due to the dryer vents.
  - 3) Co-owner suggested that association pursue workshops to address maintenance and how-to-fix regular occurrences around the unit.
- **Review of minutes of preceding meeting** – May minutes approved
- **Reports of officers / management company**
  - President – no reports
  - Vice President - absent
  - Treasurer
    - Expenditure Tracking-
      - Revenue on track with budget projection
      - Water & Sewer on track
      - Electric & Gas on track

- Printing, postage, supplies under budget
- Legal fee's over budget ~ \$2,000
- Snow & Ice surplus going toward
- Landscaping, pond, sprinklers slightly over
- Clubhouse expenses under budget
- Committees have funds available
- Bldg. maintenance over budget
- Pool supplies have no invoices as of yet
- Reserve balance \$41,713
- Total Operating balance \$~153,000

- Chatterton Square \$5K Receivable- no payment as of yet. They requested a sit down meeting to review bills. Kimberly of KC Property will meet with them.
- Drainage Phase II- Jason motioned to proceed with Grounds & Gardens. Approved by other board members present.
- No updates on exterior painting.

- **KC Property – Work Orders, Inspections, Management Report...**

- **Building 18:** Water leak fixed by G&G & grass seed planted where irrigation/drainage damage occurred.
- Boulevard sprinklers now changed to misters.
- **Pool Security:** Kim provided training packet for pool security, however, board can't view cameras from Windows 7. Board asked Kim to confirm that this update will be installed free of charge...
- **Pool Key:** Kim requested that KC Property receive a portion of key card charge (\$5) for processing and delivering additional key cards after first is provided.
- **Emergency contact #:** Kim reported that calls to KC Property after business hours will go to her phone when caller pushes emergency option # on their keypad.
- **Comcast:** KC Property placed call to Comcast regarding the attention needed to their cable boxes. Eric from Comcast will place request to correct deteriorating boxes and/or loose wires throughout community.
- Irrigation quotes for well/pond being investigated by KC Property due to multiple layers of information included for this project (see management report summary).

- **Upcoming meetings/events**

- **Board Meeting July 20, 2011**

- Meeting Adjourned- at 9:30