



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes - June 24, 2015

7:00 – 9:00pm

Call to Order:

- **Roll call:** Judy Curcio, Lynn Mullally, Bonnie Donaldson, Dennis Prichard, Stuart Lazar, Kim Mosey

Review of minutes of preceding meeting on May 27, 2015 minutes were reviewed, Judy motioned to approve minutes, Dennis seconded, motion passed.

Open Forum:

Building 20 resident spoke about the over grown plant life at her unit which is causing a colony of spiders.

Building 5 resident spoke about the saturation by his unit. He also has concern about the uneven state of his cement walk leading to his unit.

Kim, KC Property, said units may install gas stoves, but it must be done by a licensed contractor. And a modification alteration form must be completed before installation.

Building 20 resident spoke about the levels of water in front of their units. Community can't walk on the grass as it is so saturated. She is also experiences a water fall in front of her unit in a hard rain.

Building 11 resident spoke about a violation regarding flower pot. Kim explained pots need to be maintained or removed.

Building 20 resident asked about obtaining proof of insurance certificate for her mortgage company. Kim will add the insurance information to the web site so community members can access the proof of insurance for their mortgage companies.

Reports of officers, committees, and management company

President:

- Walking property next week with Sean from KC Properties to mark the dead trees and shrubs, etc. This work will be completed over the next few weeks.
- Association will be collecting salt buckets that are left out on porches. Residents, who failed to return their salt buckets to their garages, will need to purchase their own in the future.

Vice President:

- Discussed the garage light bulbs costing half price at Sam's Club. Lynn was approved to purchase up to \$100.00. Lynn also reported a garage lantern that needs to be replaced.

Treasurer: Stu spoke about the reserves accounts. Everything is proceeding as anticipated.

- Operating checking: \$ 68, 140.21
- Reserves: \$ 253,614.98

Committee updates:

- Social Committee - Ice cream social will be rescheduled.
- Clubhouse Update: Judy spoke about the Pristine Pool contract and the bathrooms needing to be cleaned more than once a week. Kim suggested an additional 1-2 days would also benefit the upkeep of the property. Judy also mentioned they need to be reminded to open the bathrooms and replace the supplies every day. Judy motioned to increase cleaning to 2 days, Dennis seconded the motion, motion passed. Kim will contact Pristine Pool to negotiate a price. Judy also mentioned the light bulbs need replacement in men's and women's bathroom at the clubhouse.
- Neighborhood Watch: Charles has agreed to Chair this committee. Dennis will forward him the information. Kim asked Charles to forward any information he thought would be beneficial to the community members and she will send out email blasts.
- Northern Pines has sprayed for weeds between the cracks
- Pond area update Fountain was down, but it was just tripped. It is now fixed. Water level is higher than usual in the pond. It was checked to make sure all was operating properly.
- Three Community Panel: Kim, confirmed the payments are behind. Kim will follow up. A meeting with all three communities Board is being arranged.

KC Property

- Management reports, inspections, work orders.
 - Meter Box leak – has been repaired. Township has installed the meter replacement. Discussion regarding Irrigation Solutions taking responsibility for the valve not being winterized properly. Judy asked if Burton Plumbing also holds some responsibility for missing the crack in the plumbing and who will be responsible for the concrete repair. These issues contributed to additional expenses that would not have occurred had both contractors been diligent. Kim will investigate.
 - Sink hole has been repaired. Repair requires area to be covered for 7 days. Plastic sheeting and cones should be removed by the end of the week.
 - Kim confirmed the vendor who delivered the chairs for the garage sale has been paid.
 - Work orders have been updated and reviewed.
 - Gutters – buildings that are experiencing poor roof drainage will receive a gutter upgrade to assist with the drainage.
 - Community water drainage continues to be an issue. Many areas are saturated to the point it is near impossible to cut the grass. Kim will be sending the Board 3 proposals to improve drainage around the community.

- Garage door violations - Judy spoke against the violations for garage doors being left partially open. She explained several reasons, such as air flow for the units who only have windows in the fronts of their units. Leaving garage doors cracked open assists with the air flow. Judy motioned to no longer violate for this, Stuart seconded, motion passed.
- Discussion about violations going to tenants or to owners. It was agreed upon the violations would continue to go to the owners as it would be the owners responsibility to communicate with their tenants.

New business

- Sidewalk repair - Inspections on community concrete have occurred. Concrete with safety concerns will be repaired first. Costs proposal should be in next week.

Old business

- **Northern Pine:** Keeping up with the landscaping in the community has been a challenge with the amounts of rain we have been receiving. Work will begin on the areas listed below as weather permits.
 - Dead tree removal – should be completed mid July.
 - Shrub/Bush removal – scheduled for this week
 - Weed control – scheduled for this week
 - Tree trimming - to be scheduled
- **Metro Alarm** – is working on an update to the alarm systems. Currently the alarms only list the zone. The upgrade will now include the zone and the address that triggered the alarm. Judy asked the budget for next year include a fire alarm inspection for all buildings.
- **Items for future newsletters:** Rizzo Waste Collection - new waste management company for Canton, call 866-772-8900 for collection concerns or questions.
- Hot water tanks
- Fireworks
- **Next HoA meeting:** Wednesday, July 22, 2015
- **Adjourned: 9:30pm**