

Woodlands of Chatterton Village Board Of Director's Minutes

Tuesday, March 16, 2010

Call to order: 7:10p.m.

Roll Call: Sara and Karen (KC Property), Sue, Ryan, Rachel, Josh (Judy-Absent)

Adoption of agenda: Approved

Violation of Notices: No one present. However, a letter received from 4050 Radcliff was reviewed. The violation was for dog fecal matter that co owner expressed was not from her dog and provided pictures. A letter will be sent to other co-owner and violation will be put on hold due to the board/management company having to investigate matter further. Also, this co-owner will be asked to keep in touch with the BOD and management about this matter.

Areas of concern from co-owners:

- She was concerned about some lawn damage and wanted to learn about the process to report issues. She was advised to utilize complaint form on our website.

- She has a roof leak that is currently being repaired. This leak occurred Christmas Day. She is also concerned about why the building alarm keeps going off. This issue is current being addressed by KC Property and one of their contractors. Metro Alarm inspected her unit today (3-16-10) They don't know why it is going off. This issue will continue to be pursued and followed through by KC Property until it is resolved.

- Co-owner is concerned about the flooding by front door and one of the front windows. KC Property will address issue with this co-owner.

Review of February 2010 Minutes- Minutes were approved.

Reports of officers:

President-No report

Vice President-No report

Secretary-No report

Treasurer- Reviewed current expenditures.

CD-----\$20,459.68

Money Market-----\$50,883.46

47535 Pembroke-----\$ 52,581.23

Total Reserves: \$123,924.37

Reserves- See below.

Operating-\$31,945.97

KC Property Report: - Karen will send a violation to 3991 Norwich Co-owner for the lawn damage that was caused by their moving truck on 1-17-10.

-Karen stated that the insurance price may be going up and she is currently obtaining more bids. Our insurance agent will set up meeting with Karen next week. The pond aerator will be installed in May. Martin Maintenance/trash-It was recommended them walking property to pick up trash at least once a month. Ryan will review welcome packet and update everyone as needed via e-mail or at BOD meeting. Karen will contact Pete Ellwood about when the painting, caulking etc. on buildings will start and will keep BOD updated. Karen will also mail necessary notices to co-owners about above project.

Inspections/Walk around-Sara- When she did the walk around of condo complex recently she noticed a lot of dog fecal matter around complex. A quote to repair dead grass and it cost will be included in the next newsletter. Also, the importance of registering your dog with KC Property and a copy of the dog ordinance will also be included in the next newsletter. Sara will obtain a copy of the above ordinance. Karen will look into possibly having a dog license registration day. It was recommended that Karen include all e-mails with attorney and work orders in her report. (open and closed work orders)

Reports of committees:

Community Standards/Satellites- There were no satellites requested lately.

Clubhouse-No report.

Old Business:

Drainage Project Update:

Prior to the BOD meeting tonight a meeting was held with Slay's. The drawings presented were reviewed. The cost of the project is \$24,977.25. All areas in the back of the buildings will be addressed and it will be limited to the following buildings during phase one. (7-9 and 10) Phase 1 should be completed in two months. They will seed grass and bury pipe lines that will go to a catch basin. Slay's has a five year guarantee and will work with the City of Canton. Karen will send a copy of a contract to approve by all BOD's before project can start. Slay's also stated that the sidewalks will not be cut

and it will take them two weeks to receive necessary parts for job. They are requesting 50% payment at time of contract signing and then to follow payment as written in their contract. See copy of Slay's contract for more details. A start date is TBD. Phase 1 has been approved by BOD.

Pool Furniture: Contracts were reviewed and will be voted via e-mail by all BOD's.

Gate/Fence Repair- Economy lock-Needs to fix lock cylinder and the gate was bent last May. Karen will obtain quotes to fix gate and will keep BOD's updated via email.

Opening/Pool- Pool will open on Memorial Day.

47535 Pembroke Drive-Sold for \$84,500 Cash. Inspection was completed on 3-16-10. Attorney needs to read title policy and complete necessary paperwork. It is hoped that we can close by April 2nd. Karen will look into how much title insurance cost and the money the BOD/Management should receive back from taxes etc. Karen will address issues in Rachel's most recent e-mail as soon as possible.

Clubhouse Rental by Chatterton Village-Tabled until next month.

Fire Alarm System-Karen will obtain copy of fire inspection process. Metro Alarm wants his letter to be sent out to all co-owners. The current issue in regards to one buildings heat sensor alarm going off several times could be due to a bad heat detector or bad wiring. This issue is still being looked into.

New Homeowners Materials: Ryan will review and bring suggestions back for BOD approval as soon as possible.

Meeting Adjourned: 9:09p.m.