



Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, May 18, 2011

7:00 – 9:30 pm

- **Roll call**- meeting was called to order at 7:00 pm
Judy, Jason, Joshua, Pat, Annette, Kim Mosley & Karen Cook from KC Property present
- **Adoption of agenda**- all approved
- **Hearing for violation notices- NA**
- **Open Forum**
 - 1) WOCV forming a beautification committee
 - 2) Cars that are not operating and/or being moved will be tagged for violation of parking policy
 - 3) Tenants as well as the co-owner receives a copy of violations when a policy is broken
- **Review of minutes of preceding meeting** – April 2011 minutes approved
- **Reports of officers / management company**
 - President
 - Notices for policy changes will be posted via multiple avenues including:
 - Newsletter
 - Mailings
 - Bulletin board
 - Website
 - Policies will be included in welcome packet as well.
 - Vice President
 - Treasurer
 - Expenditure Tracking-
 - No significant changes in financials since April 2011 meeting
- **KC Property – Work Orders, Inspections, Management Report...**
 - ATT will install pool phone & internet service for security gate on 5/20 btw 8- 12 noon.
 - 300 key cards will be ordered for pool access (1 per condo with option to purchase additional cards).
 - KC Property will assess cost of purchasing key card and report back to board so that an appropriate fee can be determined for replacement/ additional keys
 - KC Property is working from monthly inspection sheet in order to determine needs, improvements, etc. for community
- **Old Business**
 - Building 18: Water usage alert. Water inspection completed with findings of: leaks from underground pipes & running toilet. G&G repaired pipes.
 - Pool Fence & security Update- see above
 - Asphalt/ Concrete reseal, etc.- board will review quotes to patch and will reseal next year.

- Exterior painting- power washing will proceed this week, with painting occurring after Memorial Day due to rainy days
- Mister installation update- Grounds and Gardens are approved to proceed with mister installation for irrigation system and are in place to begin.
- Board agreed that downspouts should be uniform throughout community

- **Upcoming meetings/events**
 - **Board Meeting June 15, 2011**
- **Meeting adjourned @ 9:30**