



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes, May 27, 2015

7:00 – 9:00pm

Call to Order: 7:03pm

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

Review of minutes of preceding meeting on April 29, 2015

Open Forum:

- Guest: Northern Pines owner, Craig was introduced. He spoke about the landscape plans and announced the flowers located at the entrance are being planted. Discussion about changing the garbage day as it seems they have been coming on Thursday. Thursday is our garbage day which hampers the lawn cutting. Craig explained our normal day is Wednesday but if it rains it puts us into the next day or two. The numerous complaints about the lawn maintenance was discussed. Craig explained they have concentrated on weeding for spring. He believes the biggest battle here is the water table. Sometimes cutting the grass has to be achieved with weed whips because with the wetness of the site. If they try to take their mowers onto the lawn it will tear up the grass. They assured us they are working hard not to tear up the site. Last fall they began a program, treating the beddings and over the course of time, it will train the soil to repel weeds and allow the plant life to grow. The soil in the front had thistle seed in bedded in the soil. It will take some time to remove in the front entrance. Treatment has begun, have to wait until it sprouts and then spray it so the chemical can reach the roots. Once it reaches the root it can be removed. Judy shared the history of the landscape challenges and the replacements of landscape over the years. Tree trimming for this year was discussed. Craig reminded everyone to let KC Property know about the hornets' nests in the neighborhood, so they can be removed before they become large. There were as much as 42 nests removed last year. KC Property is compiling a list of dead landscape that needs to be removed. Once complete, Northern Pines will begin work removing the dead plants and or trees. Discussion about the different plant life that grows best within our area. The last two winters have been brutal on plant life, not just in our complex but generally in Michigan.

Co-owners forum –

Co-owner asked about the possibility of having a gas stove. Kim will check with the Ordinances and bylaws to see if it is possible and report back.

47408 Pembroke - Co-owner turned in alter-mod form for landscape. Kim will review for approval and respond

Reports of officers, committees, and management company

- President: nothing to report at this time.
- Vice President: nothing to report at this time.
- Treasurer report was shared by Kim in the absence of the treasurer. She stated we are currently on target with our expenses. Kim addressed questions regarding the financial reports.
 - Operating checking: \$ 74,985.48
 - Reserves: \$ 246,440.41
- Committee updates:
 - Clubhouse Update: Reviewed policy changes in contract for clubhouse rental.

- Neighborhood Watch: chairperson is still needed
- Garage Sale was a success.
- Dumpster was a success. Discussions about future use. Possibility of contracting a dumpster for short period of time both in the spring and in the fall. It was decided a short term placement is best to prevent dumping from those who do not live within the complex.
- Salt buckets must be removed. KC Property will pick these up if they are not picked up and put in their garages. Kim will send a “last chance” email and if not picked up, will be confiscated by KC Property.
- Pond - it was reported the fountain is not working. Kim will investigate.
- Three Community Panel:
 - Kim will email and schedule Community Meeting. Kim will check to see if payments are current and report back at the June meeting.

KC Property

- Management report, inspections, work orders were reviewed.
- Twin Oaks are on track with repairing the lawn around the Pond. They will also be installing mulch.
- Wednesday is scheduled a walk through with the lawn company to review the needs of the complex. Judy asked the company be reminded the ditches need to be trimmed all the way down.
- Water shields needed where ice dams are repetitive. Kim will begin seeking the possibilities of preventative repairs.
- Sink hole Bldg 10 – T&M proposal was reviewed. Judy motioned to accept the proposal; Dennis seconded; motion passed.
- Roof repairs – discussion about beginning to re-roof the buildings which have had the worst ice damage. Kim has sent the proposal to the Board.
- Irrigation Repair and water leaking at Building #3
 - Need professional opinion to locate the source of water and a corrective action as it appear the leak is coming from under the asphalt. Kim will contact a professional to see if they can use a camera to snake in and see where the leak is.
 - Meter Box – after a meeting with the city and our irrigation company Irrigation Solutions, it was found to be Irrigation Solutions error in not completing the winterizing of the pipes connected to the city water meter. A plumber was out to repair the lines and the lines are now ready for the city to install the meter.

New business

- WOCV Website will be updated
 - Removal of Proposed Matrix, Master Deed etc information

- Removal Garage Sale Notice and replace it with Pool Opened from 9 - 9 pm. See Pool Rules under DOCS tab. Reminder - No glass or alcohol allowed in pool area.
- Street Cleaning – was rescheduled. The Board asked it not be scheduled for a Thursday or a Friday due to garbage collection.
- Sidewalk repair- quotes are being sought for repairs – a proposal will be coming within 2-3 weeks. Priority will be safety and repairs will be determined by safety issues.

Old business

- Pristine Pools - drinking fountain has been repaired. Kim will be walking with them on Wednesday to review their responsibility and familiarize them with the site. Board has asked Kim to replace the lifesaving board.
 - Light bulb – it was reported a bulb is out in the clubhouse bathroom.
 - Update on policy for holding co-owners responsible for insurance deductible when claim is proven to be negligence by the co-owners. Kim will send the suggested letter from the attorney.
 - Garage Sale 2015 was considered a success.
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- **Items for future newsletters: June 3rd**
 - Seasonal checklist for co-owners for the spring
 - grills
 - Advertise Neighborhood Watch needs a committee member
 - Salt Buckets must be returned to garages
 - Northern Pines report
 - **Next HoA meeting:** Wednesday, JUNE 24, 2015
 - **Adjourned: 9:15pm**