



Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes • Wednesday, September 21, 2011

- **Roll call-** 7:07 pm
Jason Rivers, Pat Gilson, Judy Curcio, Annette Solomon, & Kim Mosey of KC Property present.
- **Adoption of agenda-** approved
- **Hearing for violation notices**
 - Co-owner stated that she did not get a letter retracting violation notice for grill when grill had already been approved. KC Property will mail letter asap.
- **Open Forum**
 - Judy gave thanks to KC Property for handling asphalt job and T&M for completing job.
 - Pat responded that asphalt near mailboxes of building 5 & 6 done poorly.
- **Review of minutes of preceding meeting** – Judy will edit heading to add “minutes” instead of Agenda
- **Reports of officers / management company**
 - President
 - **Inspection of G&G Performance-** Judy discussed G&G not offering solutions or even reporting on problems from past company. Judy walked grounds with G&G noting several problem areas/ concerns that were documented by G&G, however, they have yet to complete in over 2 months. Bldg. 1 leak was approved for repair in June/July but was never repaired. WOCV does not have an estimate for bldg. 20 or the main boulevard. Kim will check on length of G&G contract and obtain 3 quotes for snow, lawn, & irrigation services.
 - **Pond Maintenance Report- *See pond maintenance report from KC Property.** It appears that all 3 switches blew (3 part system) and pump #2 has a moisture leak. The pond is WOCV responsibility. KC Property will assess the number of hours proposed to bring pond up to speed. The Village turned off water supply to pond area and G&G spoke with them regarding the need for water supply.
 - Vice President- nothing to report
 - Treasurer
 - **Expenditure Tracking**
 - Revenue, water/sewer, electric/ gas, insurance, legal fees, and pool are on track. For water, WOCV has 705,000 gallons of water from bldg. 2, however, G&G will provide estimate for repair in next few days.
 - Committee’s and printing/postage under budget (board discussed possibility of using funds to add park/ playground in center of complex. Kim will contact Ann to discuss possibility).
 - Landscaping/ sprinklers and building maintenance are over budget. Recent spike in clubhouse expenditure. Board discussed whether budget is too low for bldg. maintenance.
 - **Account Balances-** \$153.418 reserve amount

- Square \$10K Receivable- has new management company as of Oct. 1, 2011 and KC Property will work with new company to obtain payment.
 - KC Property – Work Orders, Inspections, and Management Report- Kim reported that delinquencies are “more on track”.
- **New business**
 - G&G Proposals
 - Bldg #1 Main Water Leak – Est. \$525
Saw cut the cement and locate the exact location of the leak and repair.
 - Trim all street trees as well as trees encroaching on walkways and entrances \$1230 (includes pruning)
- **Upcoming meetings/events**
 - **Annual Meeting October 19, 2011**
- **Adjourned**