



Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes • Wednesday, September 19, 2012

7:00 – 9:00pm

- **Roll call:** Judy Curcio, Jason Rivers, Keith Rainwater, Annette Solomon, Pat Gilson, Kim Mosey & Krysta from KCPS.
- **Adoption of agenda** - approved
- **Review of minutes of preceding meeting:** August minutes approved
- **Open forum for residents (co-owners and tenants) –**
 - *co-owner discussed receiving noise violation, yet, was not able to reach someone at KCPS to address this
- **Reports of officers, committees, and management company**
 - President
 - None
 - Vice President
 - None
 - Treasurer
 - Expenditure tracking
 - Reserves: \$86,608
 - Operating checking: \$6,907
 - Grounds assistance update (Austin Taylor)
 - KC Property – work orders, inspections, management report – Kim presented 3 pond proposals and discussed company suggestions regarding sprinkler, water pressure, etc. KCPS will revise spreadsheet and forward to board members for approval. Walk grounds with G& G regarding plants/ trees and multiple ones were dead and/or not planted correctly. KCPS took pictures and will send to board regarding warranty work. KCPS will go ahead with winterizing irrigation system. KCPS will make corrections on annual meeting letter.
 - Committee updates:
 - Community standards: Information drive update – none
 - Clubhouse – get carpet cleaned professionally
 - Social – will send Keith info for Halloween party in newsletter
 - Neighborhood Watch – all lights are fixed (timers were set too early)
- **New business**
 - FY2012 – 2013 budget
 - Reserve study discussion – board voted to increase committee activities budget to \$1,000
 - Proposed dues increase for FY2012-2013; discuss notification letter – Keith will resend for board approval so that it can be mailed by Friday.
 - Keith motioned dues increase by \$25 to \$150 per month starting November 1, 2012 – board approved
 - Keith motioned to approve new budget with discussed changes – board approved

- Judy proposed that dryer vents are cleaned and screen removed during upcoming budgeted year then co-owners take responsibility for cleaning – board approved
 - October 17, 2012 Annual meeting preparations – Jason will forward 2011 power-point presentation to board. Pat will get quote on chairs. Each board member will bring a dessert & Judy will bring coffee.
 - Three community panel update – meeting will be scheduled by October 2012; need legally binding agreement for payments
 - Tabled new business:
 - Proposed bike path btw Village & WOCV
 - Pool signs
 - delay date
 - Pool key renewal update
 - Annual maintenance desired
 - * Clubhouse carpet – delayed
 - * Sidewalk repair - delayed
 - * Tree trimming (street) - delayed
- **Old business**
 - Drainage Phase II Update
 - “B” Units on Front side of Bldgs need completion – not in budget
 - Co-owner on Ormskirk - Patio needs to be repoured – approved for next fiscal year but concrete will be repaired prior to November due to temperature.
- **Upcoming meetings/events**
 - **Annual Meeting October 17, 2012**
- **Adjourned: 9:31 pm**