



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors Minutes • Wednesday, September 17, 2014 7:00 – 9:00pm

- **Roll call:** Judy Curcio, Bonnie Donaldson, Joshua Vasseli , Stuart Lazar, Kim Mosey
Lynn Mullally arrived 7:13pm
- **Opened meeting:** 7:02 pm
- **Adoption of agenda:** Judy motioned to adopt the agenda, adopted 4-0
- **Review of minutes of preceding meeting on August 20, 2014** Judy motioned to adopt the minutes 4-0
- **Open forum for residents:**
Resident reported two bees' nests. KC Property is in progress of having these removed.
- **Reports of officers, committees, and management company**
 - President: no new reports
 - Vice President: no new reports
 - Treasurer: reviewed reserves. Discussion to change from money market funds to treasury notes to gain the higher interest rate. Proposed to break up the reserves into 5 groups and purchase treasury amounts in separate months to mature at different times. Also, give the treasurer authority to invest in treasury amounts as reserves build withholding no less than \$50,000.00 in reserves. Joshua seconded 5-0 approved.
 - Kim will review history of water bills to see if there is a significant savings with the multiple repairs to sprinkler systems.
 - Budget for next fiscal year – reviewed two budget proposals. Lengthy discussion on each proposal. Joshua proposed to raise dues to \$210.00, seconded by Judy, adopted 5-0
 - Reviewed resident front door proposal, approved replacement 5-0.
 - Reviewed current year end budget and came within budget projections.
 - Operating checking:
 - Reserves:
 - Finalize FY 2015 Budget
 - Committee updates:
 - Clubhouse Update: Tabled till October
 - Social Committee: Halloween Event discussed. Volunteers sought, see website for volunteer form.
 - Neighborhood Watch: Tabled till October
 - Three Community Panel: Tabled till October

New business

- Snow Emergency Policy - Tabled till November
- Calcium Chloride Bucket Policy – Kim reviewed proposals. Judy proposed award contract to Northern Pines; Stuart seconded. Passed 5-0.
- Annual Meeting: October 15, 2014
 - Procedures and responsibilities were reviewed and planned
 - Terms of office were discussed.
 - Slide presentation was planned.
 - Chair and table rental (Brooks Table & Chair Rental) will be ordered by KC Property.

- **KC Property Services**
- Management report, inspections, work orders provided to board members.
 - Northern Pine
 - Snow contract including salt buckets
 - Contract review for Calcium chloride socks
 - Sprinkler repair at front entrance needs to be done before winter- tabled
 - Sprinkler shutdown is scheduled
 - City to pull water meter schedule is pending.
 - Asphalt Project report, clubhouse and 15 drive entrances- Tabled

Old business

- Trackers: Email update from KC Property
- **Executive session:**
- Items for future newsletters: pour 1 quart white vinegar down drain for cleaning pipes
- Next HoA meeting: Annual Meeting, Wednesday, October 15, 2014
- Adjourned: 9:12pm