

Woodlands of Chatterton Village –April 21, 2010 Minutes

Roll Call: Present-Josh, Ryan, Sue, Karen and Sarah (KC Property)
Absent-Judy and Rachel

Adoption of Agenda-Approved.

Violations:

-Grill on deck. It has been removed and the board approved the fine being waived. This violation will be kept as a first level violation warning.

- Trash on porch-2nd level violation. Board approved that the violation be moved back to a level one. A tree was pulled by his condo that was possibly a mistake. Karen will see if the tree was pulled by mistake and give Bryan a call.

- Owner present. She currently rents her condo. The violation was cigarette butts around property. This is a first violation. Owner will follow through with renter and property manager to correct this situation.

- Received violation for dog feces and doesn't have a dog. Her violation was waived. She was advised to let KC Property know if she sees anything else about above issue.

March 2010 Board Minutes- They were approved via email.

Reports of Officers:

President-Absent-No report.

Vice President- Ryan will review welcome packet and then address his concerns with Karen.

Secretary-Absent-No report.

Treasurer: Reserves-\$155,567.74

Operating- \$18,713.83

KC Property report- Tabled until next board meeting.

Reports of committees:

Community Standards/Satellites-Ryan- No report at this time.

Recreational Amenities/Clubhouse- It is okay to rent out our clubhouse to Chatterton Village as stated by our attorney with the guidelines he spelled out via e-mail.

Old Business:

Drainage Project Update:

Slays is supposed to start trenching tomorrow.(4-22-10) It is hoped that phase one will be completed before memorial day. Mystic didn't flag electrical and should do so on 4-22-10.

Pool-All issues related to cement, fence repairs were tabled tonight. Karen will talk more about these issues at board meeting in April.

Pool Furniture- We chose the color for the chaises white with a forest green strip. Five chaises will be ordered soon. Also, three tables.

Fire Alarm System- A letter will be mailed out or dropped off to all co-owners as to when their fire alarm inspection will be completed by KC Property Management.

Annual building painting- (1,2,8,19) It is supposed to start on April 19th. There are only two water bibs in complex. Karen will follow up with Pete on the progress and concerns in regards to painting and other painting contract issues.

Pond Aerator's- It is hoped they will be installed by May 10th.

Emergency Procedure- Included in welcome packet. KC Property office number will be on it and it will link co owners to Karen's cell phone. Martin Maintenance will be taken off as a contact.

New Business:

Insurance Claim-KC Property able to obtain good price for our condo insurance.

Garage Sale- It is going to be held on June 5th in the clubhouse parking lot. Keith will send out a mass e-mail to co-owners and a signs will be put up by our mailboxes. It is hoped that Tried & True Thrift Store can pick up donations again this year.

Insect Spraying- Karen will obtain quotes that are all inclusive and bring to April board meeting.

Meeting was adjourned at 8:45p.m.

Next BOD meeting will be held on May 19th at 7:00p.m.