



## Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes • Wednesday, August 22, 2012

7:00 – 9:00pm

- **Roll call** – Judy Curcio, Jason Rivers, Keith Rainwater, Annette Solomon, & Kim Mosey from KCPS. Pat Gilson absent
- **Adoption of agenda** - approved
- **Review of minutes of preceding meeting: July meeting cancelled, review June meeting minutes** – June minutes approved
- **Open forum for residents (co-owners and tenants)**
  - Co-owners reported problems with bee's and bee nest in mortar of bricks. Co-owners also have problems with porch area separating from front door. KCPS will forward info on Pulte Realty since they have taken over Centex warrantee work.
  - Co-owner revisited porch issues of cracked cement and porch draining water/ ice toward door
  - Co-owner reported concerns regarding roof vent and stopping dryer ventilation which stops dryer from working properly. Problem is also a fire hazard.
  - Co-owner complained regarding roof vent/ dryer issues as well. Contacted a vendor, however, they would not get on roof. Porch concerns regarding cracked cement. KCPS will forward info on Pulte Realty. Co-owner wants to remove overgrown bushes in front of her porch. KCPS will take pictures for board to review by Friday. Siding is damaged and needs to be replaced.
- **Reports of officers, committees, and management company**
  - President
    - **No report**
  - Vice President
    - **No report**
  - Treasurer
    - Expenditure tracking
    - Reserves: **\$86607.83**
    - Operating checking: \$2943.16
    - Status of reserve study – on target to forward report by end of month
    - Under new business: Nov 2012 – Oct 2013 (FY13) budget  
**Would like to propose a step method to increasing dues**
    - Lien/foreclosure recommendations – executive session section
  - Community Standards
    - Update of July/August meeting
      - August focus: **Parking policy** (extended parking policy is unclear) propose 2 week period in community spot. Board reviews and approves ppl who park longer than 3 weeks
    - Email group update – added 80 potential co-owners
    - Information drive update -
  - Clubhouse Committee Update – need to finalize checklist

- Social Committee Update – no report
- Neighborhood Watch Committee Update
  - Car break-ins reported – 10 cars 1 month ago
  - Home break-ins reported
- Webmaster/communication update
  - Website
  - Email newsletter, a-frame, flyer containers - weekly newsletters going well. Getting 2<sup>nd</sup> A-frame
- **KC Property** –
- work orders – problems with mortar
- inspections – great job Judy & Kim for working on irrigation pond!! It’s up and running now.
- management report – meeting with Twin Oaks for quotes on over-seeding, tree replacement, trimming of trees and mulching
  - Walk through with G&G update
  - 3 proposals for the landscaping of pond area with 3 communities (Village, Square, WOCV)
- **New business**
  - Proposal from Keith: Officially agree that the Board of Directors does not meet formally during November, December, and January; this happens for the most part anyway, but this way it would be official. Of course, if three Board members wish to meet, then that’s fine. **We do not meet December or January. Keith withdrew proposal for November.**
  - Proposal from Keith: Ask KCPS to verify the minimum length of the bimonthly community walkthroughs, and amend contract to include this number. **KCPS reported walk-thru takes 1-3 hours.**
  - Board voted to send sister community to collections for past due \$5,000 from 2010.
  - Nov 2012 – Oct 2013 (FY13) budget
    - Reserve study results: timeline
    - Very rough draft of FY13 budget (detailed)
      - Schedule depends on when reserve study is provided
      - Now through Wednesday, September 12: send thoughts to Keith
      - Friday, August 31: Keith meets with Kim and Marianne (hopefully) at KCPS offices to discuss working draft
      - Wednesday, September 12: Keith sends working draft of budget to Board, which includes an assumed dues increase
      - Wednesday, September 19: Board approves working draft of budget; Board votes on dues increase
      - Friday, September 21: KCPS sends letter about Board’s decisions (any dues increase would be effective in November, the first month of the fiscal year)
      - My goal: difficult decisions about which projects should be funded during FY13 should be included in these budget decisions; then, throughout the year, we mostly focus on selecting vendors/contractors, as needed
      - Think about your priorities for the community; even with a dues increase, we will NOT be able to fund every important project.
      - Keith requested five-year proposal from Grounds and Gardens

- Annual/Maintenance-Desired
  - Clubhouse Carpet - delayed
  - Sidewalk Repair - delayed
  - Tree Trimming street trees - delayed
- Pool key renewal update – no problems. Removing access to 4 units due to delinquency
- Three community panel update
  - Sprinkler system around pond - fixed
  - Proposed bike path between Village and Woodlands – KCPS getting proposals for this. Both communities to share cost.
  - Will meet again in September
- **Old business**
  - Drainage Phase II Update
    - “B” Units on Front side of Bldgs need completion – KCPS will make sure splash guards for downspouts are in place until completion.
    - Co-owner on Ormskirk - Patio needs to be repoured – KCPS has estimates- board vote tabled
  - Odd Jobs for High School Student Update
    - Weekly trash pick up
    - Once per month pond trash pick up
    - Once per month garage light check
    - A-frame as needed (not for urgent needs)
    - **Makower**
- **Upcoming meetings/events**
  - **Next HOA Meeting, Sept 19, 2012**
  - **Annual Meeting October 17, 2012**
- **Adjourned: 10:00 pm**