



## Woodlands of Chatterton Village Homeowners Association Board of Directors

Agenda • Wednesday, July 20, 2011

7:05 – 9:20pm

- **Roll call-** Judy, Jason, Annette, Pat, & Kimberly from KC Property
- **Adoption of agenda-** Approved
- **Hearing for violation notices**
  - **Trash Violation updates** – Judy updated co-owners on trash policy & informed co-owners that they can turn in picture of trash can with label & their violation would be waived (multiple co-owners disputing trash violation).
  - Kim informed co-owners that Canton policies re: trash, etc. are posted on website
  - Kim requested pictures from co-owners present to waive violations. Will send retractions via e-mail within 2 weeks.
  - Co-owner complained that the same 4 ppl park in overflow parking spaces all of the time. Daughter got violation for parking on curb. Co-owner is upset that the same co-owners using the 2 spots and no one else can park there. Parking policy reviewed re: no assigned spots other than behind garage and as long as cars are moved the board can't force co-owners to park in other locations.
  - Co-owner complained about grill violation- has electric grill & got violation for having charcoal grill & planters (KC thought was storage bins).
  - Co-owner- Satellite dish violation. Had 4 yrs now and was approved by Landarc (4 other co-owners had same concern). KC Property to review this & retract violations.
  - Co-owner received violation for grill being too close to building
  - Co-owner received 2<sup>nd</sup> violation for planting pot
  - Co-owners have pillar damage on garage due to snow plow damage (KC will follow-up with work order).
- **Open Forum-** co-owners angry at way in which violations are given out (i.e. - ticketing entire building).
  - Co-owner suggested that instead of violations, send letters to everyone in building in hopes of getting responsible party to make a change
  - 3961 Radcliff- water sprayers don't work
  - Questions were asked of Canton police officer who lives in complex regarding having camera evidence of residents/ strangers violating pool policy. Officer suggested calling police due to trespassing.
- **Review of minutes of preceding meeting** – approved
- **Reports of officers / management company**
  - President- none
  - Vice President
    - DTE Free Replacements- low flow shower heads & florescent bulbs for free due to being multi-unit dwelling.
  - Treasurer

- Expenditure Tracking- revenue on track
    - Water & sewer- on track now
    - Electric & gas- close to target
    - Insurance- on target
    - Postage/ supplies- below budget small surplus \$5,000
    - Legal fee's- over budget
    - Committee's – under budget
    - Clubhouse- way under budget
    - Grounds maintenance- under budget
    - Snow & ice- under budget
    - Pool- slightly over
    - Landscaping, etc. – on track
    - Account Balances
    - Reserve balance (\$168,000 ); operating expense balance (\$153,000)
    - Square \$5K Receivable- Kim still scheduled to meet with management company
  - KC Property – Work Orders, Inspections, Management Report
- **New business**
    - Irrigation Quotes for well and pond usage- no formal proposal. Matt from grounds & gardens is working on it (1. base proposal for drilling wells & tying to retention pond; 2. tying in new irrigation system; 3. irrigate part of community & tie off based on location).
    - Asphalt/Concrete reseal quote review- Kim gave quotes in last month's management report
    - Request for Pool Chair Purchase – Judy motioned to replace 1 umbrella and add additional table. Board discussed getting end of season discounted rates in a month.
  - Request for safe Wi-Fi access from Clubhouse/Pool area- Kim will speak with companies regarding capacity to maintain camera security. Jason asked if we have enough bandwidth to maintain?
- **Old business**
    - Projects
      - Pool Fence & Security Update- 100% complete with improvements made. WOCV owes 50% of invoice. Pool keys will be activated 7/21. Need push to exit button in exit area in order to leave during emergency
      - Drainage Phase II Update- Kim reported that the recommendation is to do late August as to not damage lawn. Kim to get quote from G&G to repair/ retrench tubing done by last company.
      - Exterior Painting – 90% of buildings complete. Anticipated date of completion in mid-August.
      - Mister Installation Update- 90- 95% complete. Projection was to complete last week. Need map/ grind of where misters were installed.
      - Jason motioned for new net on basketball court. Board approved. Pat agreed to purchase and install. WOCV will reimburse for net.
    - Committees-
      - 1) Social is planning next event. Meeting next week.
      - 2) Board had questions regarding neighborhood watch & who is chairing committee.

- **Upcoming meetings/events**
  - **Board Meeting August 17, 2011**
  
- **Adjourned at 9:20 pm.**