



## Woodlands of Chatterton Village

### Woodlands of Chatterton Village Homeowners Association Board of Directors Meeting Minutes • Wednesday, May 19, 2010

- **Called to order at 6:59 pm**
- **Roll call : Attendees:** Rachel Everett, Ryan Hass, Sue Mys, Sara/KC Property, Joshua - absent  
Mukund Row, Jessica Mulschur, Dan Gniewek, Dennis Prichard, Catherine Slomiany, Marla and Daryl Lowe, Maria Leahy, Rosemary Lutz.
- **Adoption of agenda** - Approved
- **Hearing for violation notices:**
  - Wreath on porch. It has been removed, level #1 letter, no fine.
  - Dog feces container on porch. BOD majority agreed to 1 gallon or less sealed container is allowed to be kept on the porch for dog waste.
  - Toys left on porch. Toys have been removed, reminder that toys cannot be left on porches unattended. Level #1 letter, no fine.
  - Charcoal grill left out by garage. Association explained, this is a city ordinance, “no charcoal grills” can be used on the grounds of a multi-family complex. Level #1 letter, no fine.
- **Open forum**
  - Will the painters give the people in the building a schedule for painting doors? *KC to follow up with painters.*
  - Will the painters put something up to cover the doorway while the doors are being painted? *KC to follow up with painters.*
  - Explained to location of shutoff valve for hot water heater in each unit to co-owner.
  - Complaints from 47516 and 47668 Ormskirk, grass clippings are not blown off porches. *KC to have Steve from Grounds and Garden come out after next cut to inspect their work crews clean-up.*
- **Review of minutes of preceding meeting** – to be approved over email.
- **Reports of officers / management company**
  - President - none
  - Vice President – after tomorrow, only available by email.
  - Secretary - none
  - Treasurer – Operating: \$19,646.25, Reserves: 161,658.83
    - Expenditure Tracking – BOD needs clarification of \$1,000 expenditure under Clubhouse??
- **KC Property Service** – Work Orders, Inspections
  - 3862 Norwich – leaking roof. Due to BHI owner being injured, who will do the warranty work that BHI is responsible for with this unit.
  - KC to get three quotes for new roofers to do repairs that BHI was doing for the Association.
  - 3961 Radcliff – needs vent cover replaced – lost in the wind this winter.

- Inspection report – Items listed on inspection report, dead tree out front, Bldg #3, 3918 Norwich, and dead bush in front of another unit. KC, have these issues been taken care of ?
- **Reports of committees**
  - Community Standards/Satellites-Ryan – none
  - Recreational Amenities/Clubhouse – Judy will check with Larry to see if he will be helping with the clubhouse rentals.
- **Old business**
  - **Drainage Project Update:**
    - Just a note to update you on the drainage job. Although the weather has been poor, we have been able to keep the job going at a steady pace. I have increased my manpower on the good days to keep it moving. We have tied into 4 catch basins on buildings 16, 17 18 and 20. We have left these areas at tie in open in order to inspect them to insure proper drainage. I stopped by on a very rainy day and observed that they are working as planed and did help to keep these yards much dryer than before. The berm behind buildings 16, 18 and 20 is not complete yet but in areas where portions of the berm were installed are noticeably dryer than areas where no berm has been installed. We have also moved most of the heavy soils away from the original 8 buildings that were trenched and most of the drain pipe has been installed except for a couple of problem areas because of sprinkler lines that have not yet been repaired. These repairs will be completed by the weekend. We did get an additional 6 buildings hand trenched in the areas of underground lines and are ready for power trenching. I think we will be power trenching on Saturday providing the grounds have dryed enough to support the trencher. If not by Monday for sure as the weather looks promising for all of next week. I do not anticipate a delay on completion at this time even though 4 days have been lost due to rain. On Friday we will be hand trenching the lines in on the remaining 3 buildings. More updates will follow.  
Sincerely, Michael Slay, Slays Construction
  - Find out what it would cost to complete the berm properly (one or two loads of dirt). The Association would pay for the material to add to Slay's construction of the berm.
  - Before final payment, we need an inspection walked by Slay, KC, City, and two board members.
  - **Pool**
    - Furniture – Lounge chairs have arrived, the tables have not yet been delivered.
    - Gate/Fence Repair Proposals
      - BOD approved Slay to do all pool concrete (\$925) and gate repair. Must be complete by pool opening of Memorial Weekend
    - **Pool Opening:** Northstar Pools to open pool April 21<sup>st</sup>.
      - KC to check with Northstar that everything will be in order so that the pool can open for residents for Memorial Weekend.
  - **Clubhouse Rental By Chatterton Village - Tabled**

- **Building painting Project Update**
    - Need notice from painters to co-owners for schedule to paint doors.
    - Painters need water spickets for power-washing.
      - KC to get approval from painters for adding spickets to only five more buildings.
  - **Pest Control Proposals**
    - BOD approved Maples Environment - \$95/Bldg. Treatment to be grouped by requests. Notice must go out to all units in close proximity before the treatment.
      - KC to check to see how they will notify co-owners in close proximity.
  - **New Business**
    - Watering Pattern
      - KC to ask Grounds & Garden what their plans are for controlling the water pattern for the common grounds.
  - **Upcoming meetings/events**
    - **Saturday, June 5, 2010, Annual Community Wide Garage Sale 8am-12pm**
    - **Wednesday, June 16, 2010, 7 PM Monthly HOA meeting**
- Adjourn: 8:55 pm**