



Woodlands of Chatterton Village Homeowners Association Board of Directors

Agenda • Wednesday, May 16, 2012

7:00 – 9:00pm

- **Roll call-** 7:06 pm Annette Solomon, Judy Curcio, Pat Gilson, Jason Rivers & Kim Mosey from KC Property
- **Adoption of agenda-** approved
- **Open Forum** – no co-owners present
- **Review of minutes of preceding meeting:** approved
- **Reports of officers / management company**
 - President - none
 - Vice President - none
 - Treasurer – absent & will report when balances are in from KCPS
 - KC Property – Work Orders, Inspections, Management Report
 - T&M Asphalt update on warranty work – will honor warrantee work. Will need to close down streets to repave. Some areas are wet and asphalt will not hold.
 - Chuck hole on Norwich – unless drainage tiles are installed this patching is only temporary.
 - Judy recommended that warrantee work be done in July/ August. WOCV to hold off on patching chuck hole due to expense. Board agreed. Pat will complete cold patch for now.
 - Grounds and Gardens update
 - Ok'd to start topsoil and overseed (\$2850) need time line. Can start on Monday, May 21st.
 - Contract items – need time line:
 - Thorough bed maintenance and weeding – KCPS requested that lawn not be cut so low & for them to follow-up on weeding. Corner of Beck & Geddes need special attention.
 - Spring clean-up – 3/28/12 completed (removal of plant life not included).
 - Flowers at the entrance – June 2012
 - Liquid fertilizer application – 3/27, 4/23 applied. June 3rd for other weed killer app.
 - Turning on Sprinklers
 - Area controlled by Village – KC Property spoke with grounds person who confirmed that sprinklers are being turned on Monday 21st. KCPS to follow-up on time
 - Update of numerous units with water leaks – KCPS reported that units are completed. Balance \$22,537 owed. WOCV received credit of \$640. KCPS surveying co-owners regarding progress and quality of work. KCPS will follow-up with Pulte regarding whether we can be reimbursed for work performed due to warrantee.

- Community Standards Committee Update
 - Information drive – ready to launch in 2 weeks
 - Need pet registrations, vehicle registrations, up-to-date resident information (insurance, lease agreements), etc.
 - Board agreed to incentives such as gas cards, pets-mart certificate, Home Depot, & restaurant; \$50 each.
 - Fines given for individuals who do not provide information by end of June and/or pool keys deactivated.
- Clubhouse Committee Update – drafts of updated rental agreement and checklist for board to review in next week.
- Social Committee Update – planning social activity with information drive
- Garage Sale Committee Update – 8 am to 2 pm Saturday 19, 2012.
- Email newsletter
- **New business**
 - Chatterton Square:
 - Three community panel update. KCPS will contact property mgt. for the Square so that board member can participate on panel. The Village has been cooperative and willing to participate on panel.
 - Reserve Study – Keith/Jason report on comparison quotes; tabled until next meeting.
 - Co-owners on Radcliff – City approved modifications to unit without notification to Association or knowledge of governing documents. KCPS awaiting documents from city.
 - Annual/Maintenance – Exterior Painting and Caulking of Buildings
 - 2012 - 3 bldgs (#15-16-17) – will start May 17, 2012.
 - 2013 - 4 bldgs (#7-9-10-11)
 - 2014 - 4 bldgs (#12-13-14-18)
 - Annual/Maintenance-Desired
 - Clubhouse Carpet
 - Sidewalk Repair
 - Shrub Replacement –
 - Waiting for quote from G&G
 - Tree Trimming Street Trees
 - Pool opening – Set for Memorial Weekend – (1) new table (4) chairs and umbrellas. Pool temperature to stay low until 2 days before opening for co-owners. Key cards activated by Friday, May 25th.
- **Old business**
 - Recouping pump costs with Square and Village Update – 2012 Invoice sent out June 2012. KCPS also included additional fees for Wade trim, etc.
 - Drainage Phase II Update - “B” units were not included in quote. Pembroke facing pond large amount of wet areas. A-1 concrete leveling to level concrete in front of some B units that are sloped toward building.
 - Hiring High School Student for odd jobs
 - Austin
 - Replaced garage lights this week.
 - Do we have any other odd jobs for him? Realigning downspouts, filling dirt near downspouts, collect fans, tiding up pool area

- **Executive Session: 9:08 – 9:15 pm**
- **Upcoming meetings/events**
 - **Next HOA Meeting June 20, 2012**
- **Adjourned @ 9:15 pm.**