



Woodlands of Chatterton Village Homeowners Association Board of Directors

Agenda • Wednesday, November 17, 2010

7:00 – 9:00pm

- **Roll call**- meeting was called to order at 7:04 pm
- Judy Curcio, Jason Rivers, Joshua Vasseli, Pat Gilson, Annette Solomon, and Karen Cook from KC Property present
- **Adoption of agenda**- all approved
- **Hearing for violation notices**
- **Open Forum**-
 - Questions were raised regarding replacing glass from front porch light. Co-owner responsibility, Association suggested Canton Glass and/or other local glass companies.
 - Radcliff Bldg 12, Complaint regarding dog poop all around bldg.
- **Review of minutes of preceding meeting** – minutes approved
- **Reports of officers / management company**
 - **Determine officer positions for new board**
President- Judy Curcio
Vice-President- Joshua Vasseli
Treasurer- Jason Rivers
Secretary- Annette Solomon
Member at Large- Pat Gilson
 - **Secretary: December Newsletter to include:**
Introduction of new Board members
Information re: responsibility for dryer vents, mice/ rodents
 - **Treasurer**
 - **Expenditure Tracking**
 - ✓ Majority of expenses came within budget.
 - ✓ Sister community owes \$5,000. Karen will send out notices prior to moving account to collections
 - **Accounts:** Operating \$31,705.25, Reserve \$138,696.34
 - **FHA Update:** Association attorney submitted letter and all necessary documentation. Waiting for FHA's response.
 - **Asst. Treasurer responsibilities:** Keith Rainwater, assistant treasurer when treasure is on vacation, Jason to check with Keith to see if he would still assume this position.
 - **KC Property Service – Work Orders, Inspections, Management Report**
 - Sprinkler Project: Reviewed quote from G&G to change over rotary heads to misters in 16 zones. \$13,920.
 - Estimated to save 456,000 gallons of water per year, giving a return of \$4,400/yr. saved in water bill.
 - Joshua motioned to approve project as quoted. Judy seconded the motion. All approved.
 - KC Property to work out the details with G&G.

- **New business**
 - Responsibility Grid Review
 - All BOD members reviewed responsibility matrix before meeting.
 - Jason asked Karen to go back to the attorney for clarification of responsibility of broken seals in windows?
 - Mice/Rodents – co-owner responsibility; KC Property to work with co-owners that have access to attics.
 - Dryer Vents- co-owner responsibility
 - Quotes
 - Concrete/Asphalt
 - ✓ No concrete work this year, will revisit project in the spring.
 - Roof Vents: To change from plastic vents to metal. **Tabled**
 - Pool Fence & Security: **Tabled**
- **Old business**
 - Drainage
 - KCPS to monitor spring sprinkler start-up to verify any repairs needed from Phase I of the drainage project.
 - Phase II spring schedule – Need more discussion on water pond capacity
 - KC Property to contact Anne at Canton Township to ask their help in controlling the water level of the pond, before deciding on continuing with Phase II.
 - Heat Sensor Inspection: Metro Alarm reported to KC Property that all units previously missed, have now been inspected and repairs/replacements made.
 - Committees
 - Clubhouse: Dan Gniewek, Chair
 - Architectural: Ryan Hass, Chair
 - Neighborhood Watch: Dennis Prichard, Chair, Dan Gniewek, Co-chair
 - Garage Sale: Keith Rainwater, Chair
 - Holiday Decorating: Larry Curcio, Chair
 - Social: Annette Solomon, Chair
 - Annual Meeting
- **Executive Session**
- **Upcoming meetings/events**
 - **Next HOA Meeting FEBRUARY**
 - **NO HOA MEETINGS IN DECEMBER AND JANUARY**
- **Adjourned: 9:15 pm**