



Woodlands of Chatterton Village Homeowners Association Board of Directors Agenda • Wednesday, October 19, 2011

- **Roll call**- 7:00 pm (need 70 people for quorum)
Jason Rivers, Pat Gilson, Judy Curcio, Annette Solomon, Joshua Vasseli & Kim Mosey and Celeste Flanz of KC Property present.
- **Reading of minutes from Meeting of September 2011**- approved by board
- **Reports of officers / management company**
 - President
 - Painting & Caulking of bldg.- 3, 4, 5, 6, & 20 completed
(2012: 7, 9, 10, 11, & 12)
(2013: 13, 14, 15, 16, 17, & 18)
 - Pool & Clubhouse
 - New 6-foot fence
 - Key card access
 - 24-hr Security Cameras
 - New furniture (4 chairs, 2 umbrellas, 1 clock)
- **Other completed Projects:**
 - Road crack fill & surface sealing- retouching agreed to be completed in spring under warranty
 - Grub infestation removal
 - Sprinkler heads capped in wooded area
 - Heat detector testing (will be completed every other year in future due to expense). Change batteries in smoke detectors when we fall back & forward
- **Contracts**
 - KC Property Services (Kim Mosley) condo management (contract ends 12/31/2011)
 - North Star pool maintenance (contract ends 9/2012)
 - Grounds & Gardens landscaping, snow removal, irrigation (contract ends 12/1/2012).
 - Wade Trim Pond and Pump servicing (new contract)
 - P & C Construction painting and repairs (contract has expired)
- **Treasurer**
 - 2011 Financial Status
 - Income = 351 K
 - Expenses = 379 K (28K) in red
 - Added 13K to Reserve account
 - Reserve acct. 153 K
 - Accomplished many needed community projects this year by using funds
 - Expenditure Tracking
 - Revenue – we have steady income coming in as projected
 - Water & sewer- on track
 - Electric & gas on track
 - Insurance on track

- Printing, supplies on budget
 - Snow & ice under budget
 - Legal fees over budget projection (\$1500)
 - Committees way under budget
 - Clubhouse over budget due to furniture & security cameras
 - Grounds maintenance will be a little over after irrigation repairs
 - Building Maintenance over budget (fire alarm checks & painting for 5 buildings)
 - Pool supplies & service a little below budget
 - Landscaping, pond, sprinklers over budget (mister conversions)
 - Proposed 2012 Budget Modifications
 - Bldg./ Grounds Maintenance +\$1,000
 - Landscaping +\$1,000 for pest control
 - Legal fees +\$3000
 - Painting/ caulking repairs (for 5 bldgs. +20,000 yr)
 - Heat sensor testing +\$7500 every other yr.
 - Clubhouse & security +\$2000 (carpet replacement & cleaning)
 - Pool Improvements +\$1500
 - Misc. +\$1000 (webpage/ internet, etc.)
 - Dues are the lowest in canton. 2013 Forecast is that dues are likely to increase \$10-\$15 monthly. Need will be demonstrated through internal reserve study.
 - Committee reports
 - Architectural Committee- chair unfilled (dish locations, point person for decorating with flowers, etc.
 - Clubhouse & website (Keith Rainwater)
 - Social (Annette Solomon) Halloween party Oct. 31st 7-9 pm
 - Neighborhood watch (Dennis Prichard) does Canton crime-mapping (No issues in our community)
- **Unfinished Business**
 - Drainage issues identified and prioritized in phases
 - Concrete/ sidewalk repair
 - Scrub replacement (dead & missing in front units for next year)
 - Tree trimming along streets
 - **Ongoing Projects**
 - Sprinkler conversions as they are damaged they will be replaced
 - Painting & Caulking 5 buildings per year based on most need
 - Retention pond maintenance; pump & repair of 3 pumps & water level correction
 - **New Business**
 - Pond/ well irrigation proposal
 - a) Drill a well to supply retention pond
 - b) Use pond to irrigate community
 - c) Must be isolated from Canton waterworks
 - **Introduction to nominees-** tabled due to not meeting quorum
 - **Appointment of inspectors of election-** tabled due to not meeting quorum

- **Election of Directors-** tabled due to not meeting quorum
- **Gift card Tallying** (requirements include being co-owner of record, current on assessments, signed proxy received by 10/19/11, registered to vote by 6:45 pm, and only 1 winner per unit). 10 people were chosen at random.
- **Adjourned 8:20**
- **Refreshments and fun!**