



Woodlands of Chatterton Village

Woodlands of Chatterton Village Homeowners Association Board of Directors

Minutes – May 26, 2016

7:00 – 9:00pm

Call to Order: 7:13 pm

Roll call: Bob Davis, Bonnie Donaldson, Dennis Prichard,

Absent: Lynn Mullaly, Prashant Krishna Panneerselvam

Call in: Kim Mosey

Review of minutes of preceding meeting: Minutes from the April 21, 2016 meeting. Bonnie proposed approval of the April 21, 2016 minutes; Bob seconded. Motion approved.

Open Forum:

Resident reported at the Garage Sale bees were detected flying into the eaves in the front of the club house. Many are also reported behind building 20. KC Property will investigate and ask Northern Pines to assist.

Resident inquired about advertising in the community newsletter.

Reports of officers, committees, and management company

Vice President: no report at this time

Treasurer:

- Operating checking: \$132,875.46
- Reserves: \$341,106.34
- Roof Reserve – Bonnie proposed a Road Reserve Fund monthly deposit reduction to \$467.00 and the remaining \$1200.00 to move to Roof Reserve, bringing the Roof Reserve Fund total monthly deposit to \$2867.00. Bob seconded the motion. Motion passed.

Committee updates:

- **Social Committee:** no report
- **Clubhouse Update:** no report
- **Neighborhood Watch:** no report at this time
- **Three Community Panel:** Received confirmation from Square a check is been sent, this will bring the Square up to date. Waiting on response from Village.

KC Property

Management reports, inspections, work orders

- Inspections were discussed – KC Property sent pictures of an installation of blocks extending a patio. This is a violation. KC Property will contact co-owner asking they remove the blocks and restore the property to its original state.

- Bathroom floors: update on search for floor mats which do not leave black residue on floors. Tabled until June
- Bathroom Cleaning (weekends) -update on weekend bathroom cleaning for clubhouse rentals – KC Property confirming arrangement
- Clubhouse carpet/tile - Replacement carpet/tile proposals tabled till June
- Comcast – has notified us of their intent to upgrade the fiber optics. This will include new pods to replace the current green boxes. Project to begin the first full week in July.
- Co-Owner on Radcliff landscape request – discussion on proposal; request was denied.
- Street Light Poles Norwich and Ormskirk–installation is scheduled for May 27, 2016
- Pet Waste containers – to be installed the first full week in June
- Irrigation company- sprinklers are up and running. No issues reported.
- Alarm System Inspection – proposal for July scheduled was presented. Discussed pros/cons of July schedule and it was decided to seek a fall date. KC Property will work on scheduling a Sept/Oct/Nov date.
- Road resurfacing – discussed the crack fills that have been touched. Still may need additional crack fills, KC Property will survey the work that has been currently completed and confirm with Birmingham Seal Coat. Final seal coat is currently scheduled for the first week in August. Confirmed dates will be sent to community in July.
- Concrete replacement – project complete.
- Drainage project for 2016 – KC Property will email Board the 3 chosen buildings to receive the poly drainage system replacements. Replacements are scheduled to begin July 5, 2016.
- Drainage behind buildings 18 & 20- will begin July 5, 2016. This date is flexible as Northern Pines will be working with Comcast to limit the disruption to the areas they both will be working in.
- Front entrance flowers – scheduled to begin planting on May 31, 2016
- Mulch installation will begin the week of May 30, 2016.
- Landscaping plant replacement will begin the week of May 30, 2016
- Garage Light bulb replacement – we continue to seek a grounds person to assist.

- Street Sweeper –tabled to Sept

New Business

- Drainage Pembroke - Northern Pines will be making changes to this area in an effort to alleviate this issue. KC Property will update in June

Old business

- Metro Alarm – Board members were emailed a copy of the zones.
- 47731 Ormskirk – gutter replacement needed – KC Property will create a work order.
- 47587 Ormskirk – gutter replacement – KC Property will create a work order.
- Advertising in Newsletter – was discussed. Will begin with a classified section. Residents will email their classified ad to WOCVclassified@gmail.com

Items for future newsletters: Unit alarm inspection date; fireworks policy; pool rules; grill charcoal grills and running cars in garages causing carbon dioxide; delay garbage day

Next HOA MEETING: Thursday, June 30, 2016 KC Property requested a call in to meeting, request granted.

Adjourned 9:24 pm