

CHESTNUT OAKS MEETING MINUTES

January 28, 2010

Chestnut Oaks Clubhouse

7 pm to 9:20 pm

Attendees: Board of Directors, David Shrewsbury-President, Bruce Niss -Vice President, Annette Hammerton-Secretary, Doug Hutton Treasurer, Lorayn DeLuca-Member at Large, Laura Johnston-Braesael Management, Homeowners-2 Present (Note: Lorayn DeLuca arrived at 7:10, thus the difference in first couple of approval numbers to the rest of the meeting)

1. Call to Order

2. Approval of Minutes

Motion by Bruce Niss to approve the December minutes as written. 2nd by Doug Hutton. Approved 4-0.

3. Homeowners Comments

No comments

4. Financial Report

Motion to accept financials by Doug Hutton, 2nd by Annette Hammerton. Approved 4-0.

Doug requested, if possible, to have BMC change the balance sheet to include current and past two months.

5. Committee Reports

Architecture

Three applications received, one approved-storm door. Two pending-one is a fence and deck the other is a fence.

Compliance

Motion to have BMC send trash can violations without Board approval by Annette Hammerton, 2nd by Lorayn DeLuca. Approved 5-0.

Landscaping

Two homeowners are getting 3 bids for the front entrance sign.

New "No Soliciting" sign to be 12"x20", black on white and a new post. Motion by Bruce Niss to approve new sign with the stipulation that there be a mock up of it before buying. 2nd by Doug Hutton. Approved 5-0. Handyman to install.

Social

Lorayn DeLuca to get with two volunteers. Suggestions for this year-holiday decorating, yard of the month, look into picnic tables and community clean-up day. Motion to add \$500 to Social budget for a total of \$1300 for the year by Doug Hutton, 2nd by Annette Hammerton, approved 5-0. Discussion-\$500 to be moved from Landscape Maintenance.

Pool

Discussion on resurfacing. This needs to be taken care of this year or next, costly item. Will need to go over finances to see when funds will be available. This project, if done this year, needs to be scheduled before pool opens. Option to acid wash one more year then to resurface the next year.

Annette Hammerton to contact camera company for quote on additional cameras around clubhouse. Would like to have 4 more installed.

BMC to get quote from handyman on installing light at gable end for the playground. This light to be on from dusk to dawn. Also to look into broken flood lights and new vandal proof ones.

Water fountain needs to be repaired/replaced, compressor is dead. Bruce Niss to get quotes. BMC to send Bruce information on fountain from pool company. Price to be on one new fountain.

Neighborhood Watch

Doug Hutton attended meeting on January 10. Homeowners need to report anything suspicious by calling 911, they need to be aware of the surroundings, suggestion to have a neighborhood event like "Night Out".

6. Townhomes

Issue with water drainage between last two townhomes on west side of Gable Way. Received one quote. Lorayn DeLuca to set up additional quote and Annette Hammerton to meet with them. Possible french drain to be installed.

Quote for work on townhouse common area (creek section) at townhomes for adding more rip rap rock, also in two other common areas. Motion by Bruce Niss to apply the expenditure as follows-townhouse to pay for item #1, item #2 to be split by townhouse and common and item #3 to be paid out of common. 2nd by David Shrewsbury. Approved 5-0.

7. Braesael Items

Closed session.

8. Closed Session

One hearing scheduled.

9. Adjournment

Motion by Bruce Niss to adjourn, 2nd by Lorayn DeLuca. Approved 5-0.