

CHESTNUT OAKS COMMUNITY ASSOCIATION

ANNUAL HOMEOWNERS MEETING

NOVEMBER 1, 2007

Prepared by Robin McGrath

Meeting Called by: Board of Directors, Jim Becker, Jane Estes, Karen Rymarczyk, Robin McGrath, and David Shrewsbury. Laura Hagaman, Braesael Mgt Co also in attendance.

Location: Indian Trail United Methodist Church

Called to order 7:00 PM

Introductions of Board were made

Agenda was handed out and reviewed.

Nominations for three open board positions were made by residents: 2 year nominees are Flo Fulginiti, Jonathan Osman, Mark Brooks, Marc Setless, and Karen Rymarczyk. Remarks from board candidates were made and voting from homeowners were collected.

Budget Ratification: Please see Budget that was presented. Townhome owners were to vote for door/window trim painting- to determine whether or not they would pay individually or take out of the TH reserves, but we had 18 responses out of 39 owners- Not enough for a vote. 10 approved using reserves, 7 denials, and 1 undecided.

Dues will be due at the beginning of the month beginning January 1, 2008. \$10 addition fees for credit card payment for online payments

State of The Community Report: Reece Gibsons proposal to merge Chestnut

Place and Chestnut Oaks was denied. Also, he verbally agreed to fix alleys, but now we must wait til Spring. However, core samples need to be taken to determin foundation problems.

2065 Gable Way- Linda Spargo- Complained of broken sum-pump, crack in side walk, designer piece on overhand was inverted, and slash in vinyl. Board to look into complaint.

Election Results: Results were given at 8:08pm- winners were Jonathan Osman, Mark Brooks, and Karen Rymarczyk. Returning members are Jane Estes and David Shrewbury.

Request for Committe sign-ups: Architectural Review, Finance, Compliance, Pool, Landscape, Social

Management Report: Town home maintenance, Community directory update, and Collection of HOA dues.

New Business: Next board meeting will be held on Thursday, December 13, 2007.

Adjournment 8:25 p.m