

# CHESTNUT OAKS ANNUAL MEETING MINUTES

November 12, 2009

Indian Trail United Methodist Church

7 pm to 8:27 pm

Attendees: Board of Directors, David Shrewsbury-President, Flo Fulginiti-Vice President, Annette Hammerton-Secretary/Treasurer, Bruce Niss-Member at Large, Lisa Pippin-Braesael Management, Laura Johnston-Braesael Management, 21 homeowners.

Call to order-7 PM by David Shrewsbury

Welcome to all and Board introductions along with Braesael Management team.

Old business-Motion by Bruce Niss to accept the 2008 annual meeting minutes as written, 2<sup>nd</sup> by Flo Fulginiti, approved 4-0.

Board Election-There are three, two year positions open on the board of directors. Three nominees-Bruce Niss, Lorayn DeLuca and Doug Hutton. Motion by Robin McGrath to close the nominations, 2<sup>nd</sup> by RC Pewtress, approved by majority. Motion by Myron Mattison to forgo election and appoint the three nominees, 2<sup>nd</sup> by Marni Setless, approved by majority vote.

2010 Budget was presented by Annette Hammerton, Treasurer and was ratified.

Neighborhood Watch program presented by Cathy Goodrich. She has been working with Stallings police department and Sgt. Mike Kane. There is a need for block captains on Gainsborough and Cedar Point. Fridge magnets have been ordered and will have contact information on them; they will be delivered to each home. Email addresses are needed so we can keep you informed as to what is going on. Call police if you see anything that makes you uncomfortable. If you would like an extra patrol to come by your home while you are on vacation, please call Sgt. Mike Kane at 704-506-0510.

State of the Community

Street lights have been turned over to the town of Stallings. If there is an issue with a street light, whether it is not working, broken or some other issue, please call the number on your Duke power bill.

Cameras were installed at the pool in 2009. All Board members have remote access. Plans are to look at adding additional cameras in the coming year. Also plans to look into more lighting at clubhouse/playground areas.

Stallings Police have been asked to increase driving through the neighborhood and are doing so.

Large oak tree at entrance was a liability and was taken down. A new 4-6 inch in diameter and 20-30 feet tall will be installed. There is the possibility of another tree along Potter Road that will need attention in the coming year. Other landscaping done through the year included the adding of gravel along the trails. The island at the front entrance has been cleaned out and bark added. There were several dead trees in common areas that were diseased or dead, representing possible liability, were taken down.

Committees-there is a need for volunteers on all committees. The Architectural Committee is in need of one additional member. There are currently 4. There were 27 applications for 2009. 23 of those were approved. As a reminder to all, applications for improvements must be approved before any work may start. There will be an application available on the website or through Braesael Management.

Currently the website is down, due to changing to a more user friendly version. Two homeowners are helping out, BJ Checket and Cassandra Hutton. Thank you to both of you.

Coupon book for dues will be mailed shortly. That will be the only notice you will receive. No other invoice will be sent out. Townhomes are monthly and homeowners are quarterly.

Homeowners comments-

Ditch along Potter Road at the top of St. John's was cleared out, thank you.

Questions

Can the front entrance be spruced up and maintained better? Please sign up for the landscape committee if you would like to see if this is possible. Bids will need to be submitted and the budget looked at.

Can we have speed humps installed? The town of Stallings does allow them but there needs to be 75% approval of the community for that to happen. The HOA is responsible for paying for them.

Who is responsible for termite treatment at the townhomes? Braesael to look into who is responsible the owner or the HOA, but the Board has received bids for around \$12,000 a year.

There are commercial vehicles in the neighborhood. Can anything be done about them? Weighted plates are not commercial. If a plate says commercial, yes a letter can be sent. The handbook from last year has additional information and any vehicles that were here at that time are grandfathered in. All need to be mindful of parking on the street and provide egress for emergency vehicles. There have been times when it was extremely difficult for fire trucks and ambulances to get through.

How many rental properties are there and how are violations handled? Around a dozen and violation letters go to the property owner.

How many foreclosures are there? We are aware of two.

There are children playing in the creek area of the townhomes and moving the rocks that help with the water flow. They are also climbing small trees and peeling off the bark. Can anything be done? Please let Braesael know the address of these children so that a letter can be sent to the parents. They will be responsible for any damages.

Since the ditch at the top of St. John's has been cleared out, will there be a border of some kind installed to help with the noise? None is being considered.

Adjournment-Motion by David Shrewsbury to conclude at 8:27, 2<sup>nd</sup> by Bruce Niss. Approved by majority.