

CHESTNUT OAKS MEETING MINUTES

April 9, 2009

Chestnut Oaks Clubhouse

7:10 pm to 9:10 pm

Attendees: Board of Directors, David Shrewsbury-President, Flo Fulginiti-Vice President, Annette Hammerton-Secretary/Treasurer, Bruce Niss-Member at Large, Karen Rymarczyk-Member at Large, Lisa Pippin-Braesael Management, Homeowners-2 Present

1. Call to Order

2. New Business

Motion to appoint Bruce Niss to Board of Directors by Karen Rymarczyk, 2nd by Flo Fulginiti. Approved 4-0.

3. Approval of Minutes

Motion by Flo Fulginiti to approve the March minutes as written. 2nd by Karen Rymarczyk. Approved 4-0.

4. Homeowners Comments

Homeowner would like to express thanks for all on Board for their volunteer work. Brought attention to Board about drainage issue at the back of his property and adjoining common area. Board to have landscape company look at issue and give quote for bringing in rip rap and pine needles. David Shrewsbury to contact landscaper.

Homeowner concern about trees in common area behind his home. Had Clark Tree Company come out and took pictures of trees. Pictures in file at BMC. Board to await proposal from tree company. Homeowner also asked for extension for fences that need to be moved. Extension given till May 30, 2009.

5. Financial Report

BMC to change dollar amount for insurance for community and for the Townhouses. Motion to accept financials by Karen Rymarczyk, 2nd by Flo Fulginiti.

6. Committee Reports

Architecture

3 new applications-2 for satellite dishes and 1 for a fence and playset. Only one satellite dish application was being returned as disapproved because of its proposed location on the roof of the townhome. It needs to be placed on garage or in courtyard. Homeowner to take responsibility for any damage.

Compliance

All yard letters have been mailed. BMC to continue to look for yards with bare spots, tall grass and weeds. They will also watch for trash cans. Letters to be sent to those in violation.

Many not obeying stop signs or speed limit. David Shrewsbury to call Stallings police to see if plates may be called in to them and warnings given.

Landscaping

BMC to have handyman change timing on oak tree at entrance. Is now on at 4:30 am.

Lighting bids for entrance. Motion by Karen Rymarczyk to approve bid from Brian Hill with the stipulation that the Board see the lights before they are installed. 2nd by Annette Hammerton. Approved 5-0.

Gravel for trails to be installed once common area dries up so truck can drive on it.

BMC to check on Davey Tree contract to cancel treatment of large oak tree at entrance.

Pool

Pool opening May 23, 2009 and closing September 27, 2009. Motion by Flo Fulginiti to approve 2009 dates. 2nd by Karen Rymarczyk. Approved 5-0.

Cameras are installed. Need to change #1 to show more playground area and #3 to show more of parking lot, gate and bathrooms. Annette Hammerton to contact ATD about changes. BMC to send final payment.

Bruce Niss to head up Pool Committee and Karen Rymarczyk to assist. Need weekly schedule to make sure everything locked up at night.

Social

Flo Fulginiti to head up Social Committee. Contact a couple of homeowners to help.

7. Townhomes

BMC to have handyman look at 2085 Gable Way. Joint on downspout needs to be looked at. Also siding on 2064 Gable Way needs to be looked at for water damage.

8. Braesael Items

Conflict with meeting date, change to 4th Thursday of each month.

Townhouse bids for Termite Control

Received quote from Killingsworth

Recommend getting quotes also from Bulwark and Black

Townhome owners will need to approve to have cost added to HOA dues

Insurance quotes from Nationwide, Travelers and Erie. Waiting on additional bids. Large discrepancy between Travelers and Nationwide.

BMC spoke with Clark Tree about tree removal behind Ruddy property. \$600 total for trees to be removed. Additional \$500 to clean all debris. BMC getting additional quotes. Bruce Niss to meet with them.

9. Closed Session

Two hearings scheduled-no show

10. Adjournment

Motion by Karen Rymarczyk to adjourn, 2nd by Flo Fulginiti. Approved 4-0.