

CHESTNUT OAKS MEETING MINUTES

February 25, 2010

Chestnut Oaks Clubhouse

7 pm to 9:05 pm

Attendees: Board of Directors, David Shrewsbury-President, Bruce Niss -Vice President, Annette Hammerton-Secretary, Lorayn DeLuca-Member at Large, Laura Johnston-Braesael Management, Homeowners-None

1. Call to Order

2. Approval of Minutes

Motion by Bruce Niss to approve the December minutes as written, 2nd by Lorayn DeLuca, approved 4-0.

3. Homeowners Comments

No homeowners present.

4. Financial Report

Motion to accept financials by Bruce Niss, 2nd by Annette Hammerton, approved 4-0.

5. Committee Reports

Architecture

One application received-Satellite dish on Townhome. Motion by Bruce Niss for satellite dishes on the townhomes that are presently being reviewed by the board, to be reviewed by the ACC instead. This change to be effective February 26, 2010. 2nd by Lorayn DeLuca, approved 4-0.

Compliance

Parking petition signatures given to BMC. BMC to turn over to town of Stallings.

Landscaping

Front entrance sign-3 bids to be submitted.

Three lots on Bungalow will have a French drain installed by developer. Drain will connect to common area at drainage ditch.

Rip rap project completed on Craftsman Ridge. Townhouse section is near completion.

New no soliciting sign on order. When ready, to be installed on a single post with cap by handyman at the same location as current sign. Height to be seen over shrubs.

Social

Lorayn DeLuca met with two homeowners. Change committee name to Social/Beautification Committee. Mission statement to enhance and benefit the community. Goals to organize events, appearance and have pride in community. Some ideas-welcome packet for new homeowners, pool party, National night out, book club, decorating for Christmas and community clean up day. Planned events to be posted on website.

Pool

Fountains-discussion on 3 bids. Waiting on more information on needing single or double and being vandal proof.

Resurfacing-to meet code, 12 tiles that need to be replaced at \$55 each. Waiting on bid. Option to acid wash or resurface this year. Getting bid on resurfacing and tiles.

Camera quote to be sent to board by Annette Hammerton.

Neighborhood Watch

Doug Hutton out of town.

6. Townhomes

BMC to get price from handyman to inspect townhomes for caulking and cleaning gutters.

Motion by Lorayn DeLuca to accept bid for French drain to be installed between the last two townhomes on the west side of Gable Way. 2nd by Bruce Niss, approved 4-0.

Parking issues at townhomes-BMC to draw up a letter for a meeting on Saturday, March 25, 2010 at 6 pm. To be held at the clubhouse.

7. Braesael Items

Lights- Clubhouse lights-BMC to have Sipes submit bid for light mounted on outside wall facing playground area. Handyman to install motion/flood lights.

8. Closed Session

No hearings scheduled.

9. Adjournment

Next meeting on March 25, 2010. Motion by David Shrewsbury to adjourn, 2nd by Lorayn DeLuca, approved 4-0.