

CHESTNUT OAKS MEETING MINUTES

July 23, 2009

Chestnut Oaks Clubhouse

6 pm to 8:50 pm

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

1. Call to Order

2. Approval of Minutes

Motion by Karen Rymarczyk to approve the April minutes as written. 2nd by Flo Fluginiti. Approved 5-0.

3. Homeowners Comments

Homeowner would like to change material for his front porch. Explained that all changes need to have an ACC application, which is found on the website. Homeowner has responsibility to check with town for permits.

Townhome owner has dead bushes in front. They are being replaced and homeowner has the responsibility to keep new ones watered every other day the first week and then once a week after that. There is some damage to his siding and would like to find out where to get a match for it. Board to have handyman get information to him. There are dogs that are not being leashed. Board needs to know addresses of violators.

4. Financial Report

Motion to accept financials by Karen Rymarczyk, 2nd by Annette Hammerton. Approved 5-0. Audit is being preformed. Could take 6-8 weeks to complete.

Final Notice of Delinquency letters are charged to homeowners.

5. Street Lights

Before town of Stallings will take over, the balance needs to be paid in full. There is an outstanding balance of \$13,000+. Board to see if can be brought down before a final decision is made.

6. Committee Reports

Architecture

No applications were received and none are pending.

Compliance

Nothing outside of the drivethrough.

Landscaping

Check to see if there is a warranty on a replacement tree for the entrance. Karen to call and get another quote.

“No Parking” signs are being looked into, may need to have a community vote on it.
Providence Landscape to resubmit bid on the ditch at the top of St. John’s that is in the common area. Board to approve a bid via email.

Pool

BMC to contact CPM to look into replacing worn “No Diving” tags.

Social

Book Club to meet at clubhouse on Tuesday, June 20th for their first meeting.

7. Townhomes

New insurance policy in place.

8. Braesael Items

No new items. Everything discussed during meeting

9. Closed Session

Hearings

10. Adjournment

Motion by Karen Rymarczky to adjourn, 2nd by Flo Fulginiti. Approved 5-0.