

# CHESTNUT OAKS MEETING MINUTES

June 25, 2009

Chestnut Oaks Clubhouse

6:30 pm to 8:45 pm

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

## 1. Call to Order

## 2. Approval of Minutes

Motion by Flo Fulginiti to approve the April minutes as written. 2<sup>nd</sup> by Karen Rymarczyk. Approved 4-0.

## 3. Homeowners Comments

Board to have other bids submitted for cleaning out common area in ditch at the top of St. Johns. Question as to why large oak at entrance will be taken down. All decks/patios should have an ACC application. Homeowner has responsibility to check with town for permits.

## 4. Financial Report

Motion to accept financials by Karen Rymarczyk, 2<sup>nd</sup> by Flo Fulginiti. Approved 4-0. Motion to have Toler, Bly and Associates to do annual audit by Flo Fulginiti, 2<sup>nd</sup> by Annette Hammerton. Approved 4-0. Also ask for a quote for a reserve study.

## 5. Insurance Quote

Motion to accept Travelers insurance by Karen Rymarczyk, 2<sup>nd</sup> by Annette Hammerton. Approved 4-0

## 6. Committee Reports

### Architecture

Three applications were approved for storm doors in the townhouses.

### Compliance

BMC to watch an issue on St. Johns with fencing materials in driveway.

### Landscaping

Posts are missing in gazebo/bridges and a bench is missing from gazebo.

“No Parking” signs are being looked into by the town of Stallings at the entrance.

Creative Landscape to clean up wood chips from oak tree.

Board to look into replacing the oak tree at entrance and/or other ideas.

### Pool

BMC to have Sparkle Wash submit quote for power washing clubhouse. BMC to have

handyman strip and paint front door at clubhouse, install new door knob at bathroom entrance, check men's room toilet and have plumber come out to check standing water.

#### Social

Community Yard Sale on June 20<sup>th</sup> was a great success. Thank you to all 20 who participated. Book Club to meet at clubhouse on Tuesday, June 20<sup>th</sup> for their first meeting.

#### 7. Townhomes

No new business.

#### 8. Braesael Items

Town of Stallings has all information to take over street lights.

Motion to have a \$350 spending limit for the President and Treasurer for expenses that come up between meetings by Annette Hammerton, 2<sup>nd</sup> by Flo Fulginiti. Approved 4-0.

#### 9. Closed Session

Hearings

#### 10. Adjournment

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