

CHESTNUT OAKS MEETING MINUTES

May 27, 2010

Chestnut Oaks Clubhouse

Attendees:

Board of Directors: David Shrewsbury-President, Bruce Niss-Vice President, Annette Hammerton-Secretary, Doug Hutton-Treasurer

Braesael Management: Laura Johnston

Homeowners: None

Call to Order – 7:04pm

1. Approval of Minutes

Motion by Annette Hammerton to approve the April 29, 2010, minutes as submitted, 2nd by Bruce Niss, approved 4-0.

2. Homeowners Comments

A homeowner discussed parking issues with David Shrewsbury prior to the start of the meeting. Braesael Management will draft a letter for the townhome owners explaining that the streets are maintained by the Town of Stallings not the HOA so any parking issues should be reported to the police or the Town. The Board will review the letter prior to it being sent.

3. Financial Report

Motion to accept financials by Doug Hutton, 2nd by Bruce Niss, approved 4-0.

4. Committee Reports

a. Architecture

Bruce Niss reported that two applications were approved, one denied and one is in the review process.

Braesael Management will include further clarification in the townhome satellite dish violation letters regarding the appropriate location for installation.

b. Compliance

Annette Hammerton stated that Toler Bly has asked if an audit will be performed this year. The Board agreed an audit will be done in the Fall prior to the November 11, 2010 annual meeting.

c. Landscaping

David Shrewsbury presented quotes from Creative Lawnsapes for the front entrance landscaping and power washing/painting the front entrance and amenity entrance signs. A previous quote was submitted by Brian Hill for the sign work. Doug Hutton motioned to approve Brian Hill for the sign work. The motion was seconded by Annette Hammerton and passed 4-0.

Braesael Management will solicit a quote from Brian Hill for adding a third light to each side of the front entrance sign. The existing lights are currently turned off due to the exposed wiring in that area.

David Shrewsbury will scan and email to the Board a quote for removal of dead limbs from trees on the front berm. Bruce Niss will solicit a second bid.

The Board will continue to consider a mulch walkway from the parking lot to the playground.

The Board is considering ways to disconnect the soccer goals from the ground ties and move the goals to the opposite side of the field.

Bruce Niss submitted reimbursement receipts for changing an interior door lock.

d. Pool

Bruce Niss reported that the wading pool was cleaned twice during the first week at the Board's request. The pool was filled by hose since the County never installed the hydrant meter CPM had requested. Deck cracks and cracks beneath the pool were repaired. Some drains were changed by CPM at no additional charge.

CPM suggested installing a one-motor straight line system to replace the four-motor system.

Braesael Management will obtain a bid from Brian Hill for installing and repairing the siding around the water fountains. Brian Hill will also fix the broken rear flood light near the shower.

e. Social

Annette Hammerton reported that there is a luncheon event on May 28, 2010.

5. Townhomes

No report.

6. Braesael Items

The Board verified that a pool monitor will not be contracted for the 2010 pool season.

Laura Johnston reminded all Board members of the luncheon invitation for June 16, 2010.

Brian Hill will paint around the women's restroom sinks.

7. Closed Session

Hearings scheduled.

8. Adjournment

The next meeting will take place on June 24, 2010. Motion by Doug Dillon to adjourn at 9:26pm, 2nd by Bruce Niss, approved 3-0 (Annette Hammerton was not present).