

CHESTNUT OAKS MEETING MINUTES

May 28, 2009

Chestnut Oaks Clubhouse

7:05 pm to 9:25 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-6 Present

1. Call to Order

2. Approval of Minutes

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

3. Homeowners Comments

Homeowner brought to the Boards attention that there is an area washed out along the drive to the clubhouse. Board to have Creative Landscape look at and submit bid.

St. Johns homeowner requested that the area backing up to common area be addressed. There is a hole with standing water in it. His landscaper felt rip rap rock would help. Board to have Creative Landscape look at and submit bid.

4. 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. Approved 5-0

5. Insurance Quotes

Four quotes were submitted. Board to look at and vote via email before June meeting.

6. Committee Reports

Architecture

Three applications were reviewed for April. Two were approved, one denied. BMC to look for Stiehl application.

Compliance

“Tall grass” defined as higher than highest setting on mowers for violation letter to be sent.

Landscaping

David Shrewsbury presented a light fixture for the front entrance sign. Tabled till June meeting. More information needed on warranty, type of light bulb and cost of installing.

“No Parking” signs are being looked into by David Shrewsbury and the town of Stallings.

There are trees in the common area on St. Johns that need to be addressed. Motion to have DMJ cut them down as per their bid by Bruce Niss, 2nd by Flo Fulginiti. Approved 5-0.

Pool

Information for camera system, website and card system given to each Board member.

Social

Community Yard Sale on June 20th. Advertising on Craig's list and local paper. Those who are participating are asked to put balloons in the front to help identify them. Flo Fulginiti will get in touch with a charity to pick up unsold items. Social committee has a \$1000 budget.

7. Townhomes

Creative Landscape to get us a quote for the creek area. Termite quotes to be reviewed at Annual meeting if necessary. This will be at an additional cost to the townhome owners.

8. Braesael Items

Town of Stallings is considering taking over our street lights from Duke Power. BMC will let us know when they hear from the town.

CPM had been paid up front for work done, received refund.

9. Closed Session

No hearings scheduled

10. Adjournment

Motion by Karen Rymarczky to adjourn, 2nd by Bruce Niss. Approved 5-0.