

CHESTNUT OAKS MEETING MINUTES

October 22, 2009

Chestnut Oaks Clubhouse

7 pm to 8:30 pm

Attendees: Board of Directors, David Shrewsbury-President, Flo Fulginiti-Vice President, Annette Hammerton-Secretary/Treasurer, Bruce Niss-Member at Large, Laura Johnston-Braesael Management, Homeowners-1 Present

1. Call to Order

2. Approval of Minutes

Motion by Bruce Niss to approve the September minutes as written. 2nd by Flo Fulginiti. Approved 4-0.

3. Homeowners Comments

New homeowner concerned about parking on the street. Not prohibited by Covenants or town.

4. Financial Report

Motion to accept financials by Flo Fulginiti, 2nd by Bruce Niss. Approved 4-0.

5. Committee Reports

Architecture

2 approved and 1 denied.

Compliance

No issues outside of drive through. No hearings to be scheduled in November due to Annual meeting.

Landscaping

Storm drain at the town homes has a drainage issue. Creative Landscape to clean out for \$400. Island at entrance to have junipers and pine straw taken out. Pine straw to be replaced with wood chips for \$500. Motion to accept both bids by Annette Hammerton, 2nd by Bruce Niss, approved 4-0.

Pool

Installation of cameras helped this pool season to be successful. Look into adding additional cameras next season as well as additional lighting. Card reader also helpful. Possible need to re-plaster pool within the next two years, BMC to ask CPM for quote.

Social

Book Club is growing, 12 attended last month. Reading "The King of Lies" for this month.

Website

Two homeowners are working on new site.

6. Townhomes

Motion to accept Sparkle Wash bid for townhouses to be power washed by Flo Fluginiti, 2nd by

Bruce Niss, approved 4-0. Letter to be sent to townhome owners with date(s).

7. Braesael Items

Closed session.

8. Closed Session

No hearings scheduled. Finalize Annual meeting plans.

9. Adjournment

Motion by David Shrewsbury to adjourn, 2nd by Annette Hammerton. Approved 4-0.