

## September 11<sup>th</sup> HOA Meeting-Chestnut Oaks

Present: Karen Rymarczyk, Dave Shrewsbury, Flo Fulginiti, Glori (representing Braesael Management Co) and Jonathan Osman

- I. Previous meeting minutes approved
- II. Homeowner comments
  1. Homeowner at the end of St. John notified the board that the common area on the right of the cul-de-sac is unkempt. (1005 St John)
- III. Financial report
  1. Board approved review of the books. Board will begin seeking an accountant for hire in the review.
  2. Clubhouse-safe lock
    - i. Expense for lock did not include exit for bathroom
- IV. Committee reports
  1. ACC: no applications incomplete
  2. Compliance
    - i. Parking on Gainsborough (1001) – a letter to be sent to the owners to park elsewhere.
    - ii. Tall grass on other homes – letter has been sent
  3. Landscaping
    - i. Quotes received from Creative Lawnscaapes, and Smith Grounds for annual maintenance contract.
    - ii. Vote tabled until next meeting
    - iii. Smith: 4 dead trees \$875 plus 3 dead trees \$312.50 vote passed
  4. Pool
    - i. Closing: pool closed 29th of September
    - ii. Cover for children's pool \$1175.00 from CPM
  5. Social
    - i. October, Halloween
- V. Town homes
  1. Revised town homes CCR's
  2. Addition: Storm Doors approved (send to Gloria for checking then mail to homeowners)
- VI. Community handbook
  1. Table vote for 30 days, present at meeting
- VII. Budget 2009
  1. Present for next meeting – budget items
- VIII. Braesael Management
  1. Contract received for Braesael & CPM
- IX. Closed session  
Meeting Adjourned