

Chestnut Oaks Board Meeting Minutes  
April 3, 2008

In Attendance: Jim Becker, Jonathan Osman, Dave Shrewsbury, and Flo Fulginiti

- I. Minutes from the March meeting were approved
- II. Homeowner Comments
  - a. No homeowners in attendance at the start of the meeting
- III. Committee Reports
  - a. Architectural Control Committee
    - i. Committee unsure if they want to allow homeowners to use a GIS printout or something similar to substitute for a survey to show the location of the improvement
  - b. Compliance Committee
    - i. Cyras Homes
      - 1. Sent letter regarding the rocks installed behind/beside lots which are causing other lots to flood as a result of runoff.
      - 2. Letter contained an invite to a representative from Cyras homes to address the board to work out solution but no one showed
      - 3. Board will have the rocks addressed and fine Cyras homes for the cost of the work.
    - ii. Trash Can Rules
      - 1. Laura will have an amendment drafted which states that the trash cans need to be out of sight or behind a lattice structure approved by the A.C.C.
      - 2. Notice will be sent out to all those not in compliance
      - 3. After a hearing the board can levy fines against homeowner and suspend privileges for common area use
  - c. Pool Committee
    - i. Pool Opens May 4 3<sup>rd</sup>
    - ii. Updated pool rules will be mailed out with letter informing of two dates homeowners can pick up passes at clubhouse
    - iii. The rules would carry over from prior year
    - iv. Homeowners would have to contact Braesael after that for their passes
    - v. Pool Repairs
      - 1. Received repair estimate of \$2,300 for recoating of the wading pool
      - 2. Budgeted \$7,000
      - 3. Board to replace filters, recoat wading pool for \$3,500
    - vi. Clubhouse
      - 1. New Toilet Paper, soap, and paper dispensers to be installed by Carolina Pool Management.
  - d. Landscape Committee
    - i. Jim stepping down from landscape committee
    - ii. Landscapers to do flowers at the entrance instead of committee
  - e. Finance Committee
    - i. Jim to chair finance committee
- IV. Meeting Adjourned
- V.