

Board Meeting Minutes
3/13/2008

In attendance: Flo Fulginiti, Karen Rymarczyk, Laura (representing Braesael), Jim Becker, Jonathan Osman, Dave Shrewsbury

- I. Clubhouse Noise
 - a. New flooring causing echoes
 - b. Flo to look for curtains to help alleviate the problem
 - c. Windows measure 77x77
- II. Summer Bath Cleaning
 - a. Kristy to clean bathrooms again
 - b. Also needed are soap and towel dispensers, shatter-proof mirrors, and fire extinguisher to replace ones stolen
- III. Community Handbook
 - a. Dave provided handbook for board to review.
 - b. Board to consider creating a quick guide to expound on the rules set forth in the CC&R's
 - c. Townhomes
 - i. Rules in use by the board are yet to be recorded.
 - ii. Flo and Jonathan to meet and begin process of creating new townhome covenants based on the un-recorded version.
- IV. Townhome Mailboxes
 - i. Some current mailboxes have plastic clips that have broken, causing the mailbox doors to open
 - ii. Townhome owners will be consulted to see if they prefer to have the current boxes replaced with new ones with all metal hardware or to purchase a bank mailbox
- V. Power washing
 - i. In May, the board will discuss when to pressure wash Townhome units & maintenance-free home
 - ii. Pressure washing cannot occur now because of water restrictions
- VI. Neighborhood Signs – 4 signs ordered
 - i. Clubhouse and park sign
 - 1. previous 4x4 post broke
 - 2. Jim to replace with new 4x4 pressure treated posts
 - 3. Add a sign to say “residents only”
 - ii. Signs at entrance
 - 1. No Soliciting
 - iii. Pool and Clubhouse
 - 1. Chestnut Oaks Amenities and Equipment are for members only
- VII. Trash Cans
 - a. Current Rules
 - i. In view, in violation (from alley or road)

- b. Adopt minimum requirements for hiding cans to eliminate confusion with board & homeowners
- VIII. Pass System
 - a. Board voted to pay the invoice for the pass system if the charges for the first mounting plate were removed from the invoice.
- IX. Architectural Review Committee issue:
 - a. Does a homeowner need approval remove trees on their property
 - b. Is a survey really needed or will a diagram / GIS printout suffice?
- X. Violation notices
 - a. Notice letters will feature a picture of the violation in question
 - b. Board votes and passed to purchase a digital camera of no more than \$150 for Laura to have and use for this purpose.
- XI. Older playground equipment
 - a. Board will accept a sealed bid from any homeowner wishing to purchase the equipment.
 - b. Homeowner would be responsible for removing the equipment from the site and will need ACC approval.
- XII. Next Meeting Thursday April 3 @ 7pm