

CHATHAM HILLS SUBDIVISION BOARD

April 9, 2024

Meeting Minutes (Zoom Meeting)

Attendees

Danielle Adams, Kelly Bedross, Mike Clarke, Chuck Fehl, Ronda Harris, Curt Martin and Lillian Ryall

Minutes

The February meeting minutes were approved.

Treasurer

Danielle Adams presented the treasury, and it was reviewed by the Board. Review of expenses.

Newsletter/Website

Nothing new to report. Sheena Mathai was not present.

Membership

Curt Martin reported that 238 residents have paid their dues. There are 33 residents outstanding. Of the 33 outstanding, 3 residents are outstanding by plus 2 years. They have until 4/15/24 to pay and then the matter will be turned over to Board counsel to begin lien processes. Curt Martin did receive a call from 1 of the 3 residents. He will follow up with this resident.

Safety

Chuck Fehl reported that one resident had his truck stolen over the weekend. His vehicle was recovered. Chuck gave a warning about ensuring your vehicle is locked especially if you leave it outside of the garage, and he warned to no keep anything of value in the car.

Social

Lillian Ryall reported the Easter Egg Hunt was originally scheduled for 3/24/24 and it snowed that weekend, so she rescheduled the event to Saturday, prior to Ester but it was raining on that day so she rescheduled it again. Emails went out and notice of the reschedules were posted on our Facebook account. We had a good group attend. All eggs were picked up and it went well. Lillian Ryall went slightly over budget. Easter Egg hunt was over by the curly slide. The grounds weren't very wet. The next event will be the garage sale. The date is to be determined. Last year we had about 15 or less participants at the garage sale. In the past we had upwards of 25 participants.

Lillian stated that we may need to replace the Velcro on our signs.

Deeds & Restrictions

Nothing new to report. Discussion over one property that has long-standing issues.

Entranceways

Chuck Fehl reported that Davey Tree has been out to fertilize and will be out next week to spray trees and the cul de sacs. The plants are going in around mid-May. Chuck has all the vendors in place. He just needs to get them on the schedule.

Parks and Commons

Mike Clarke and Kelly Bedross reported that M&S will do our landscaping. They will bid for next year. The crabapple trees by Brittany Hill Court have been removed. There are few sections in the commons where dirt was not added – along the west side of pond, close to the bridge. M&S should be out to begin the lawn cutting near the end of April. Mike Clarke has submitted his budget for the year.

Discussion over the need for a walk-thru with the asphalt company. There are a few spots that need touching up.

New Business

Chuck suggested that everyone review their budgets and make a laundry list of what needs to be done in the future. He suggested possibly a budget for tree maintenance. We have several trees that need to be trimmed or need attention. There are a number of deferred maintenance projects that need attention. Chuck Fehl, Mike Clarke and Kelly Bedross will review as the laundry lists would mainly pertain to the parks and commons and entranceways.

The next meeting is scheduled for Tuesday, May 14, 2024.

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Ronda L. Harris

Secretary