

CHATHAM HILLS SUBDIVISION BOARD
February 13, 2024
Meeting Minutes (Zoom Meeting)

Attendees

Danielle Adams, Kelly Bedross, Mike Clarke, Chuck Fehl, Ronda Harris, Curt Martin, Sheena Mathai, David Ryall, Lillian Ryall, and John Weigel

Newsletter/Website

Nothing new to report. Discussion over new items to add to the website. Any updates should be sent to Sheena Mathai.

Membership

Curt Martin reported that approximately 182 homeowners have paid their dues to date. There are four properties outstanding. One of those properties will be issued a late fee. The other three properties are two years behind and if they are not paid by March 2024, Curt will speak with the Board counsel regarding placing a lien on those delinquent properties. There are approximately 90 properties that have not yet paid their dues this year.

Several residents placed comments on their dues notices and Curt shared those comments with the Board.

Treasurer

Danielle Adams presented the treasury, and it was reviewed by the Board. Discussion over deposited amounts and expenses.

Safety

John Wiegel reported that so far this year there have been no incidents in the Subdivision. John will review his inventory to see if any more signs are needed or if he needs anything else. We will need to update our budget if anything is needed.

Social

Lillian Ryan reported that our last event, the Santa visit, was successful. We had a volunteer Santa and drivers. We gave a \$50 gift card and thank-you card to Santa.

The first event of the year will be the Easter egg hunt. This year Easter is Marh 31. Lillian was considering hosting the egg hunt on March 30, but Farmington schools' spring break is March 25 – 29. She will pick another day. We need volunteers to stuff the eggs. Kelly Bedross volunteered to help. Lillian will put together a budget for each social event. Last year's budget for the annual picnic was expensive. We will post on the website the egg hunt and volunteers needed to stuff eggs.

Deeds & Restrictions

Ronda Harris reported that the homeowner on Heatherton will not be putting up a fence as requested, and will be moving out of the subdivision.

Chuck Fehl reported that he noticed an unauthorized fence installed on Heatherton. He will report back to the Board on the address so that Ronda can follow-up with the homeowner.

Entranceways

Chuck Fehl sent the Board his proposed budget for the entranceways. He wants approval for Davey Landscaping to do some of the trimming of the shrubbery and fall clean-up. Chuck wants to order fall flowers and mulch, which are approximately \$4,000. Chuck also wants to complete the work on the medians at Brittany hill. As we are low on our capital reserves, David Ryall wants to hold off on some of the proposed budget items until we have a better handle on the budget for the year. We need to anticipate potential weather disasters.

Chuck will continue to spray the weeds at Brittany Hill and will turn off the sprinklers at one side of the median.

Parks and Commons

Mike Clarke and Kelly Bedross received a quote to cut down two crabapple trees and pick up limbs behind one property. Mike made a motion for this tree work, it was seconded by Chuck Fehl, and approved by the Board.

Discussion over other areas in the park that need work:

- 1) Low branches over by the pond;
- 2) Crabapple tree in the park by the bench by the curly slide that needs to be cut back;
- 3) Proposal from Ashton Landscaping for the pathway grass seed. Curt Martin made a motion to approve the quote for seeding along the pathway, it was seconded by Mike Clarke, and approved by the Board;
- 4) We are in the last year of our lawn contract. We are gathering bids now for the lawn contract in order to update our budget. Several Board members gave referrals for this work. Mike Clark will review our scope of work and will follow up with the bidding landscaping companies.

One homeowner asked a question about any remaining special assessment monies. Mike Clarke and Kelly Bedross will respond to that homeowner that there are no remaining monies left from the special assessment funds.

Mike will send out a proposal for the Parks and Commons budget for the year.

Chuck Fehl will respond to Ashton Landscaping and will try to get them to review the ground that was damaged from the heavy trucks that cut down the trees and cleaned up all of the debris from the heavy storm in 2021.

New Business

Curt Martin referred a landscaping company who wants to bid for cutting the grass and he also wants to advertise in our newsletter for his landscaping and snow plowing business. Discussion about advertising in the newsletter. David Ryall will speak with Board counsel about this to make sure he's not opposed to it.

David Ryall asks everyone to put their budget together and send it in to the Board as soon as they can so that we can start planning the year.

Danielle Adams is considering moving away from using Excel for the treasury reports and instead is looking at QuickBooks. Danielle will check prices for QuickBooks. Danielle expressed Excel can be cumbersome and hard to view. Danielle is open to suggestions for improvements.

Further discussion regarding the budget, dues, and increasing costs.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Ronda L. Harris
Secretary