

CHATHAM HILLS SUBDIVISION BOARD
August 20, 2024
Meeting Minutes (Zoom Meeting)

Attendees

Chuck Fehl, Ronda Harris, Curt Martin, David Ryall, Lillian Ryall, Sheena Mathai, and John Wiegel

Minutes

The May meeting minutes were approved.

Treasurer

Danielle was not present at the meeting, so no report was made.

Newsletter/Website

Nothing new to report. David Ryall suggested that residents email Board members with their concerns as opposed to the Chatham Hill site email. Sheena Mathai will post this in the newsletter and on the website.

A resident was told to contact the Board about installing fiber.

Some residents have complained that the Chatham Hill Apartment residents are occupying our park area over by the curly slide. Chuck Fehl will place a call to the manager at the apartments to ask them to remind their residents that they are not allowed to use our park areas.

Sheena Mathai will post in the newsletter and on Facebook asking people who have drains in front of their houses to make sure they are clear to avoid flooding.

Membership

Curt Martin reported that there have been no additional dues collected since our last meeting. He expects to get the new directory by mid-September, and it will be distributed shortly afterwards.

Safety

John Weigel had nothing new to report. It has been quiet.

Social

Lillian Ryall reported that the annual picnic is upcoming. A date is to be determined. It is usually held in the 2nd week of September, but she'll likely schedule it for the 3rd week.

Deeds & Restrictions

Discussion over some concerns with a few properties.

Entranceways

Chuck Fehl reported that this season has gone pretty good with respect to our equipment. Everything is working as planned. He only had to replace one sprinkler head. He's working within his budget and in some areas, below budget.

Parks and Commons

Chuck Fehl reported that he spent money on re-doing the east playground. It flooded in one of the heavy rains. The mulch flowed over the sides of the borders and Chuck had someone come in to raise the borders to maintain the mulch.

A large tree limb fell on the west side of the park which prohibited mowing. Chuck Fehl cut down the limb himself.

Chuck Fehl met with the paving company to review areas where the pavement is cracking, and weeds are growing through the cracks. The work to fix all of this is covered under our warranty. This company will give us a quote for a topcoat and getting a quote for the pathway over on the west side by Brittany Lane. This was not done because this area was in good condition and is still in great condition.

Chuck has also started getting bids for our lawn mowing contract from several companies.

Mark Ihm will rejoin the Board to serve in the Parks and Commons area.

New Business

Chuck Fehl sent out a proposal to increase the annual dues:

- New moving contract
- Falling behind on tree maintenance – trimming, removing fallen limbs, etc.
- Replacing the wood on the bridges
- Coating the new pathway to increase the life.
- The need for a regular budget on the playground – mulch, equipment, etc.
- Miscellaneous clean-ups – have been maintained in the past by Chuck Fehl and other residents but Chuck can't continue to do this work, and we shouldn't rely on the residents.
- Rehab the Brittany Hill medians, re-do the shrub beds at these medians, and entrance ways.
- Other miscellaneous expenses – holiday decorations, insurance, utilities, etc.

Chuck did a comparison of neighboring subdivisions to check their subdivision annual dues and currently our dues is either comparable or in most cases, less than other subdivisions.

Chuck suggests increasing the dues to \$300.

Lilly will investigate the Farmington and Farmington Hills library to host the annual meeting in October. A notice will go out a week before the annual meeting to notify residents of the topic of the meeting. Lilly will send out a flyer talking about the annual picnic and the annual meeting.

Fincen is a regulatory agency over the financial institutions. They are requiring the banking security agency (BSA) to change the rules, that any organization of 5 or more people that have non-beneficial owners has to file a form by the end of the year. The organizations are given three options: (1) file form to become a different type of nonprofit organization; (2) file the form under a Board member's social security number (David Ryall as president suggested himself); and (3) collect all homeowner's social security numbers. The purpose of this change is to try prevent and/or catch fraudulent activities. We will file under option 2.

The next meeting is scheduled for Tuesday, September 10, 2024.

The meeting was adjourned at 8:04 p.m.

Respectfully Submitted,

Ronda L. Harris

Secretary