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**Chadsworth HOA Board Meeting**

**Minutes from 11/11/2021, 4:30 pm**

Attending: Blake Kennard, Gwen Snyder, Karen Yoder, Nicolette McClure, Erin McClure, Kyle Hansen, Julie Sherwood

New Board member Kyle Hansen was introduced to the Board and after discussion, he agreed to join the Board and to serve in the office of Vice President and ACC liaison. The Board voted unanimously to accept him to the Board in these roles. The Vice-President’s role was detailed as follows: (1) Substitute for the President in the President’s absence; (2) “other duties as assigned;” and (3) can back up the Secretary or Treasurer if necessary.

The Board members roles were updated as follows:

 President – Blake Kennard

 Vice President – Kyle Hansen

 Treasurer – Gwen Snyder

 Secretary – Julie Sherwood

 Member (website & social media editor) – Karen Yoder

 Member (community events and assistant social media coordinator) – Nicolette McClure

Three open Board member slots remain open and available. A discussion followed of how to improve communication with the community. Karen expressed her interest in updating the website with Nicolette’s assistance. Gwen mentioned that she would like to create a Treasurer’s page on the website.

Blake has been in communication with the company for a new well placement at the park. They will be starting work soon. The calculation shows that the cost will be paid for over the next three years and will then result in annual savings on water bills. He will be completing the form soon for the ACC to review and approve.

Gwen reported that the sprinklers have recently been blown out, and through this process they discovered two leaks in the main supply line. After some research, it appears likely that it could have happened recently when Cox replaced a cable line and perhaps nicked a water line. Gwen was awaiting a call from them about the incident. Maintenance provider Stoney Dugan has agreed to do the work if the City declines to address it.

The maintenance contract for 2022 is up for bid, and Stoney Dugan has mentioned his interest in re-applying for the new contract. He also does a separate bid for the sprinkler start and stop. He has also been taking care of contracting out the tree trimming as necessary but is unable to provide this directly. The Board is currently open to receiving bids from companies that want to do the work and will be notified when it is time to review the bids.

Some discussion followed about whether we have ever considered putting sensors on the sprinklers so that they will not come on when it is raining. The traditional type would require having the system connected to a bulb that fills and prevents it from coming on when it is full, but the question is where those would be placed. The newer kind prevents it from coming on from the weather forecasts, but it requires wi-fi access. It was not clear from the discussion whether or not the cost would outweigh the benefit.

Further discussion involved the cut water line that needs to be fixed at the Chadsworth entrance. The cost is in the range of $2000. There are also some changes that need to take place at other entrances for landscaping that require water. Gwen asked if perhaps we couldn’t change the Sterling entrance landscaping to replace the current plants with rocks or other features that don’t require watering. This discussion led to a discussion of lighting problems at the entrances as well (e.g., bulbs burned out at the Chadsworth entrance). Blake said he will check on the cost of getting some solar devices that would control the lighting. It was clarified that these are really small devices, not the larger home solar panels. Nicolette asked about checking on the brightness of the lighting as well.

Erin McClure, the head of the ACC, gave a report on the current status of committee work. There were four homeowners who were fined this month. He will also be applying for a permit to control the geese population through egg addling, which allows the permit holder to coat the eggs in oil so that they won’t hatch and the geese will not lay new eggs. He will be placing the decoy swans on the lake for geese control as well. Karen said she has the bricks that will be used for the anchors.

There was a question about whether or not we might be able to decorate the entrances for the holidays. Erin agreed to look for about 5 strands of inexpensive white lights from Walmart that could be put on timers. Kyle said that he could help with that also.

Several homeowners (2231-2239 Chadsworth) are losing property to the canal/pond. It was suggested by Elite Landscaping that we might need to dredge the pond to move some dirt out of the water and use it to rebuild the banks, which would then need to be shored up with rocks. Other longer-term solutions mentioned included installing a sidewalk around the pond. This would require pylons to raise it up and would be a costly fix, but would give the most stability. The City is no longer assisting with the problems caused by the canal/pond.

It was also reported that some dead trees have been removed.

Nicolette McClure shared an idea she had for community engagement with a Christmas decorating contest. She shared a flier that she created to advertise the event. Residents will be able to enter the competition for the chance to win a $50 gift card to Bricktown Brewery. The contest will be judged by the Board officers and any volunteer judges that wish to apply. (Officers and volunteer judges will be exempt from participation in the contest.) Nicolette had gotten two quotes for printed signs, which will be placed at each of the entrances to advertise (approximately 6 signs at $19 per sign plus one sign for the winner’s yard). It will also be advertised on the HOA website. The Board was in approval on the project, which was agreed to be paid from the start-up fees that new homeowners pay rather than from the general fund from regular homeowner’s dues. Total budget for the contest is about $200 ($140 for signs and $50 for the prize).

Board members were reminded to submit their preferred email addresses to Gwen Snyder and Karen Yoder so that the website can be updated for its contacts. The Board has been using gmail domains but that isn’t required. Kyle Hansen will be added to the Facebook Messenger group used by the Board.

Treasurer Gwen Snyder reported that four new liens have been placed on homes that now own more than $820. She has also released liens on the homes of homeowners who recently paid off their debt. In 2021, the HOA has shown a decrease in the number of homeowners owing more than $1000, from 12 at the beginning of the year to 6 currently. This has resulted in a gain of $12,000 increase in the general fund from past due payments over 2021. Starting in 2022, the new 10% late fee will go into effect. If homeowners agree to make regular payments, the late fee will be waived.

The next Board meeting will take place in January 2022, prior to the next HOA meeting.

The meeting was adjourned at 5:45 pm.

Submitted by Julie Sherwood (Board Secretary)