

Chadsworth Homeowner's Association Meeting
Tuesday, February 8, 2022, 7:00 pm

Board attendance: Blake Kennard, Karen Yoder, Gwen Snyder, Nicolette McClure, Julie Sherwood, Kyle Hansen

Homeowner attendance: 8 residents

Call to Order

The meeting was called to order at 7:07 pm.

Introductions

Board members introduced themselves.

Approval of the Minutes

Gwen made a motion to approve the minutes from the last meeting (Karen seconded). The minutes were approved unanimously.

Treasurer's Report

Gwen distributed a printed copy of the treasurer's report. Nicolette made a motion to approve the treasurer's report (Blake seconded). The report was approved unanimously.

Gwen then reviewed the highlights from the report. Over 2021, the number of past due accounts was reduced from 51 to 17, with total past due collections of \$17,738.67. There are seventeen homeowners who still owe \$15,908.35 in past due fees. Five of those with the highest past due amounts will have a late fee added and be reported to collection agency; after attempts to contact them, only one of them has discussed their situation with the Treasurer for resolution. Liens are in place, which will prevent a homeowner from being able to refinance their home, but that could take a long time to recover. The maximum late fee we can charge is 1% per month, so we will be using an annual late fee of 10%.

For 2022 HOA dues, Gwen has looked into the possibility of making online payment possible. She explored both Zelle (which is free but would have required both the homeowner's bank and the HOA's bank to offer it) and QuickBooks. We have chosen to go with QuickBooks this year. There will be a charge of 1.5% to homeowners for paying online, which will amount to \$3.08, but many may prefer the convenience. The additional amount will not show up automatically and the amount to be paid will have to be manually changed. Only those who have provided an email address to the Board will be able to receive their invoice for online payment.

One resident asked about whether the Board can consider replacing some of the many trees that have been removed. The Board said that they will have someone look into it.

Welcome Committee

A new brochure has been created to welcome residents to the neighborhood. These will be taken door to door. The Board is looking for those who can assist with distribution. Rick Stevenson volunteered to help. There were 24 new residents in 2021 and 4 so far in 2022.

Covenant Review

A few homeowners reviewed the covenant for changes to recommend. The revised covenants will need 50% or 66% of ballots cast to pass. We will need to have input and discussion before sharing with

residents. Because this is a Board election year, it was suggested that this might be an easy way to get feedback on the changes. It was also mentioned that an attorney would need to review the document. The last election regular election cycle was 15 years ago. The suggestion was made to combine the review and approval of covenant changes with the election of officers on a single ballot. Gwen said that she will check the covenants for the date that the election will be held, and when the elected officers will take office. It was suggested that we should add signs announcing elections to put up for maximum participation.

ACC Report

Lighting: Since November, the team repaired entrance lights at east Chadsworth entrance. The Crestline entrance lights are still broken. Christmas lights were installed at the entrance to run from Thanksgiving through New Year's. The Sterling entrance has new outlets, but solar lights could be used.

Geese Updates: Because the lake has been frozen, the geese situation has been fairly quiet and they have mostly stayed away so far. Sterling Farms has been using fences to prevent geese from coming out of the water onto the grass around the water. If they land on grass, they do not want a barrier to keep them from quick access to water in case of predators. It would cost \$1300 to put a fence around the lake. The fence would stay up year round. It would be made of invisible fishing line and placed low to the ground. Those who fish can fish over the line. Fence would be placed right at the water/rock line rather than where people are walking. Blake offered to help with the labor needed. Parks and Wildlife offer permits in the spring to addle the eggs in the nests, and we will apply for a permit to do this.

Projects: There is a form to submit to the ACC for any outdoor work. Guidelines on the basics will be posted to the web page, such as if a roof is being replaced with the same material, it still needs to be submitted for approval. We expect to see more projects initiated in the spring.

Facebook: It was announced that the Facebook page for Chadsworth HOA only posts the Administrator's posts on the home page. (Blake Kennard's wife is the Facebook administrator.) If anyone else posts on the page, those posts will be found by clicking on "More" just below the top banner, then selecting "Community."

Events Report

The Christmas decorating contest went well, with nine entrants participating. Several commented that the neighborhood looked more festive this year. There is a plan to repeat this next year.

The date of the community garage sale has been chosen to be April 30. This will avoid other area garage sales. Last year, 40 people participated in the sale.

In addition, a week or two after the garage sales, the HOA will arrange for a couple of dumpsters to be brought to the neighborhood so that residents may dispose of debris. It will be clarified later what type of material is approved for community disposal. This will be for Chadsworth homeowners only. Dumpster companies will be contacted for rates.

In the summer, there is interest in having some type of outdoor event, such as a picnic, movie night, game night, cornhole tournament, or wine party. For the fall, plans are being considered for a potluck or chili cookoff. If anyone has ideas on what they would like to see, they can contact Nicolette to share your thoughts. Other ideas might be a trunk or treat with food handouts the week before Halloween. The hope is that over time, participation and interest in these events will increase and result in more

connections between residents. The money for these social events does not come from the annual dues. Each new resident pays an initial fee to the HOA, and this fund is used for special events.

Pump at the Playground

An estimate is needed for the electrical work required. Central States will be contacted for this. The well has been installed.

Mowing Contract

The HOA has used the same maintenance contractor for many years (Stoney). When asked for a 2022 estimate, the price came to \$31,000 per year to include 32 weekly mows and mulching at the entrances. Kyle reached out to other companies and found two additional estimates. One of them was fairly similar to the current contractor, at \$32,500. The other contractor's bid (Avant) was significantly lower at \$19,800. References were good, from one HOA and one large car lot. They said the owner, Jason, does a good job and responds promptly to requests. While he does have crews, the owner would be doing our work himself. The current contractor was given a chance to meet the bid, but the counter bid came in at \$26,000, still more than \$6,000 over the low bid. Much discussion followed about the choice between the two and what the savings might be able to be used for (e.g., fertilizer, pre-emergent and weed control).

The sprinkler contract is a separate contract that is currently done by Stoney's brother. It costs \$750 per year to open and close the system, with an extra \$70/hour for repairs or additional services.

More discussion followed about the problems with the common areas, such as Bermuda grass takeover and the difficulty to eradicate it. There has also been a price increase of 25% in the cost of fertilizer, which can cost \$4,000-5,000 for one treatment. The question came up about using volunteers to help with fertilizing, but this could cause liability issues. The sprinkler line is cut to the Sterling entrance and cannot water the island. The savings could be used for this project. Other discussion had to do with trees that have been cut down without being replaced. It was suggested that someone needs to do research on the best types of trees to plant (e.g., white oak, maple, anything that is good for Kansas Zone 6). Pricing will depend on the size and type of tree. River birches, for example, can cost from \$125-500. It might be possible to ask homeowners to sponsor a tree on the commons.

Next Meeting

The next open meeting of the HOA will be on Tuesday, April 12, 7:00 pm, at Northwest Christian Church, 10850 W. 21st Street. The agenda will include a visit from Police Officer Lori Kimrey, 19 Beat Coordinator. (Chadsworth is in Beat 19.) There have been recent reports and concerns from residents about vandalism and property damage. Officer Kimrey will talk about crime in our neighborhood and answer questions about how to make our neighborhood more safe.