**Chadsworth Homeowner’s Association**

**Board Meeting Notes**

**Thursday, Nov. 10, 2022, 6:30 pm**

Attendance

**Board:** Blake Kennard; Gwen Snyder; Julie Sherwood; Kyle Hansen

**ACC:** Erin McClure

Elections

Election of officers was completed in October. There was a total of 11 votes cast, which includes two absentee ballots. All officers on the ballot were re-elected. There was some discussion about whether board roles can be changed or new assignments to committees considered, but no decisions were made. Gwen reiterated that in two years, she will no longer be the Treasurer and if another volunteer is not trained and ready by that time, the Board may have to consider outsourcing the position to a paid professional bookkeeper, in which case dues will have to be increased to cover the costs. The Board continues to try to recruit new members, but that has always been a difficult task.

Projects

***Lighting:*** The lights on the Crestline entrance are still not fixed. The lights that were purchased didn’t fit and were returned to the store. The concrete may need to be modified to make new lights fit. The entrance at Sterling has flattops for them to sit on, and we could move the ones from the Crestline entrance to the Sterling entrance, but we would still need to get new lights for Crestline. The estimate for the cost of new lights was approximately $700 (at $80 apiece), and the Board unanimously approved this expenditure.

***Landscaping:*** Blake said that, now that the cold weather has arrived, there will be no more landscaping updates in the commons areas (e.g., trees, fountains) until Spring.

***Mowing:*** Jason (the lawn maintenance contractor) said that there are two mows left for the year. He plans to chop up the leaves. He trimmed and put mulch down in the cul-de-sac that needed it.

Stoney spoke to Kyle about wanting to get the mowing contract again. One additional service that Stoney was providing was spraying the rocks to eliminate volunteers and weeds. Jason also wants the contract again for the same price as 2022 ($600 at 32 mows plus landscaping = $19,800), but that quote did not include spraying for weeds. Stoney said he would like to receive $26,000 for both mowing and spraying. After calling for bids on the spraying job, Hay Lawn Care said they could do it for $1,300 (twice per year at $650 per spray). So, if the mowing by Jason and the spraying by Hay Lawn Care are combined, that bid comes to $21,000, compared to $26,000 by Stoney. The difference of $5,000 was substantial enough that the Board voted unanimously to retain Jason for mowing and hire Hay Lawn Care for the spraying. Hay Lawn Care has contracts with several other homeowner associations.

***Sprinklers:*** The sprinkler zone along the north canal would not go on, as evidenced by the very dry grass in that area. The problem was found to be bad wiring, and the repair cost $150. The sprinklers have now been turned off, and Juan will blow them out soon.

***Stumps and Trees:*** The number of stumps counted came to 52. Stoney made a bid to grind them down for $100 each, a total of $5,200. Additional bids were solicited from Huffs (message not returned), Cheapest Tree Work ($3000 for the entire job), Nathan’s Tree Service ($100 each, $5,200 total), and Wichita Tree Service (no callback). The agreement was to go with Cheapest Tree at $3,000.

At the last Homeowner Association meeting, some people mentioned trees that were dead or that had dead limbs that needed trimming. Kyle met with Steve to scope the problem area, where they found multiple dead limbs and 3 dead trees. The estimate for trimming and removing these came to $2800. There are some volunteers growing in the rock area that also need to be removed so that they do not disturb the bank. There is a product designed for spraying in water areas called Aqua, which has some Round-Up in it, but it isn’t as strong as Round-Up.

***Pond and Telephone Poles:*** The south end of the pond along Chadsworth Street has an unsightly area with telephone poles that are falling over and caving into the water, causing obstruction. After some discussion, Board members agreed that rather than try to pay for upkeep and maintenance on the telephone poles, we should remove them and replace that area with rock to match the rest of the pond. Kyle will look into this.

***Canal Problem:*** The canal walls that are made of railroad ties are failing. The wood has deteriorated and is in poor enough condition that it could become a major problem soon. The covenants require that 2/3 of all residents must vote to approve before making any changes to the canal or its retaining walls. We will need to figure out how to get bids on possible solutions to this situation, and how it can be brought to homeowners. If necessary, we could go door to door to poll homeowners.

***Lake Levels:*** The lake levels were getting quite low, but with the recent rain, they are in better shape. If the lake gets too low, there is a well along the north canal that waters that area but can also feed into the canal/lake.

Delinquent Accounts

One homeowner owes $4000, and in response to the letter that was sent, he left a voicemail and will not be getting an attorney.

Another homeowner is behind on dues payment and was fined for a trailer and fence on the property at 2307 N. Crestline. The trailer is gone now. The homeowner is making payments of $150 per month for the past three months. He states that he can’t get help on demolishing the fence. We will monitor the situation and re-assess after six payments.

Another homeowner is paying $100 per month for assessed fines on the yard. There is only one more payment due.

ACC Issues

The homeowners who agreed to stop feeding the wildlife are continuing to do so, and there are 17 photos of evidence showing this activity. It appears that this may only be resolved through the courts, as they claim that they aren’t doing it. The question came up about the hiring of the Goose Troopers, and it just didn’t get scheduled this fall. We will plan to begin that in the Spring.

A homeowner replaced a roof that was not approved by the ACC and cut a tree down without ACC approval as well. The ACC will follow up.

Events

Nicolette was unable to attend the meeting, but it was stated that there are still plans to have a holiday decorating contest in December.

Adjournment

There will be no December meeting. The next meeting will be in January, which is an Open Meeting, to be held at Northwest Christian Church on Tuesday, January 10, at 7:00 pm.

The meeting was adjourned at 7:35 pm.

----Submitted by Julie Sherwood, Secretary of the Board