**Chadsworth HOA Board Meeting**

**Thursday, September 28, 2023**

**Attending:** Blake Kennard, Gwen Snyder, Julie Sherwood, Nicolette McClure, Kyle Hansen

**ACC:** Erin McClure

**Absent:** Annie McEuin

Projects & Landscaping

Kyle presented a report about the status of projects & landscaping:

* Suburban was hired for weed-killing earlier in the summer, but the work was not adequate and they were cancelled. They did one service without approval and tried to bill for it.
* The board agreed to hire lawn maintenance for grass in the park, for a budget of about $480 per year ($80 plus tax x 6 treatments).
* Work is done on the sprinkler system. We will now move to maintenance mode, with four checks per year, including turn-on, shut-off, and two additional checks for repairs.
* Trees have lost limbs, both from storms and from an unknown individual who is chopping limbs off tree limbs when they overhang the sidewalk. Jason hauled these off several times, and he was asked to submit his fee for this, which only came to $100 for several loads.
* A homeowner complained about a neighbor’s six aggressive dogs with a fence in poor repair. They will be notified that the HOA does not handle vicious dog situations, and the complainant will need to call Animal Control.
* The canal wall estimates finally came in, and they are far more than the HOA can handle. (Dondlinger: $445,000; Bridges: $650,000). The board agreed to proceed with getting Rip Rap from a company called C3 Skidsteer Services, which bid $85,000 for this work earlier in the year.

Amendments to Covenants

Gwen shared the first draft of an amended covenant document that was prepared by the attorney. The Board reviewed the document page by page for accuracy, clarity, and a few possible additions. Once the revised document is resubmitted to the attorney and has received approval as to form and legality, we will share out with homeowners for feedback, probably in the spring of 2024.

Upcoming Meetings

Northwest Christian Church has notified us that their church is no longer available as a meeting space for our homeowner meetings. After some brainstorming, it was decided that one option might be another nearby church (such as Aldersgate Methodist) or the Sedgwick County Extension Office, which will definitely cost more but is still reliable and accessible. Gwen will follow up with finding a new place for meetings.\*

*\*The day after the meeting, it was determined that Aldersgate is not an option because they require a church member be in attendance throughout any use of their facility. The Extension office was given the dates we want, and our regular date for November is not available. The Board will perhaps set an alternate date for the November meeting, and possibly beyond depending on its ability to find a suitable place.*