**Chadsworth Homeowner’s Association Board Meeting**

**Tuesday, January 3, 2023**

**Attending:** Blake Kennard, Gwen Snyder, Nicolette McClure, Erin McClure, Julie Sherwood, Kyle Hansen (virtually)

**Absent:** Annie McEuin

1. Removing the Railroad Ties along the Canal

Three bids were received for the removal of the railroad ties along the canal and replacing them with rocks. The bids came in at:

* $92,000
* $84,000
* $20,000

Because of the great differences between the two upper bids and the one lower, more research is needed to determine if the Rock Group (low bidding company) is able to do the work for the amount quoted. It was determined that the steps to narrowing the bids will be taken as follows:

* Check references – Emerald Bay HOA has used this company, so Gwen will contact them to see if they can recommend their work.
* Check with the Better Business Bureau to see if there have been any claims filed against them.
* Check with the Library’s A to Z database (or in other ways) to see if there is information about their company.

The rocks used will be extra large rocks, which should help prevent them from rolling back into the canal.

* Although the covenants say that this type of work requires a vote of 2/3 of the homeowners in Chadsworth (which is quite a high bar, considering how difficult it is to get homeowners to respond to HOA requests), there is difficulty in that this rule was not followed when the railroad ties were put in initially. It will take a determination of the attorney to tell us whether this part of the covenants need to be changed before taking action or if undoing the unapproved work is within the boundaries of ethical action without a vote. Gwen will talk to the attorney.

1. Homeowner Fees and Fines

The attorney has received a fee of $6,000, but because of his actions, the HOA received $9,000 on the eight accounts he handled. Five of the eight accounts are paid in full, three are making payments, and 1 has been sent a default info letter which was signed. February 2 is the court date for this matter. There are two more accounts that are coming into range for turning over to the attorney, owing $2,461 and $2,517. One of these will be turned over to the attorney shortly.

When a lien is put on a property, it takes $21 to file the lien and another $20 to remove the lien. The HOA has been charging $21 to the homeowner at the beginning of the process, but once the debt is paid, it is difficult to tack on another $20 removal fee, so going forward, the Board voted unanimously to begin charging $41 up front for the total lien fees.

Annual dues will be sent out shortly, and last year, homeowners were told that they could pay online but they would need to pay the administrative fee for this service. However, Gwen said that the treasurer’s job is made so much easier by those who pay by this method that she wanted to ask that we waive the 1.5% fee to encourage more people to pay electronically. That would eliminate mailing cost and make processing much easier. Last year, there were 70 homes that paid using this method, and the amount per household is $2.05. If the same number participate this year, the cost would be $143.50. The Board voted to approve this expense.

Gwen and Annie drafted a January newsletter that will accompany the invoices for this year’s homeowner’s dues.

Gwen added a new page to the website called “Treasurer / Finance.” She will use it to give instructions on how to pay online and some notes by the treasurer, including posting the 2023 budget. She has also added the agenda for next week’s open meeting on the website.

1. Budget

The fountains need to be set on a timer that works. This year’s electric bills were $6000, and all of the meters were $25 apiece except for the one that is attached to the fountain, which came in at $282 per month. There is still no explanation for why this usage is so high, and there is no rationale for why it should need to run 24/7. Kyle recommended that we get an electrician to do the work of setting up a timer, and the board agreed.

Board members were reminded to review the amounts listed on the 2023 budget and make any suggestions or corrections for adjustments. In 2023, there was $60,000 collected in regular annual dues and there was an additional $15,000 paid on past dues ($9,000 of which required the help of the attorney, offset by a $6,000 attorney fee).

1. Events

The Christmas lights contest received three entries this year, down from 7 last year, but it is still in the growing phase. The question arose as to whether we might be able to add outlets at the entrances for Christmas lights, with the work to take place in summertime. Additionally, board members want to see if we can add outlets to the park area and a possibly a timer for basketball court lights that would shut off at 10:00 pm. Maury will check on getting an electrician.

The neighborhood garage sale will take place on Saturday, April 29, 2023. Blake will check with trash collection companies to see if we can find one to supply dumpsters for Monday, May 1. There was some discussion if this isn’t possibly two different things – one yard waste pickup day for limbs and yard debris that would not require dumpsters, just a truck going through and picking up the waste left at the curb, and another event for remains after the garage sale on May 1.

Gwen mentioned that we should have another event at some point in the year besides the garage sale and the Christmas lights, and Nicolette said she’s working on that.

1. Trees

Nicolette did some work on identifying types of trees that are recommended for a Kansas environment that could be approved for planting in the commons area. No prices have been gathered, but there were 8 total: 3 oak varieties, 3 maple varieties, 1 elm, and 1 evergreen. She is going to check with the Extension Office’s Master Gardeners for more research. The trees represent a variety of heights and widths, depending on what is needed for a given space.

1. Miscellaneous

* The question came up about whether the bid for the railroad tie removal includes any of the work that needs to be done at Amarado & Chadsworth (i.e., dredging the pond drainage area, etc.). That was not included in that bid. Someone asked if the Rock Group (low bidder for the railroad tie work) could be asked to submit a bid for the additional work in this area.
* Nicolette asked if we could make changes to the Facebook page to make it easier to use. She felt that the best solution would be to change it to a “Group Page” rather than a “Community Page,” which makes it hard for anyone to post except the Admin. Nicolette already made a Facebook Group page called “Chadsworth Connect” that has been recently cleaned up, and it’s possible that we could just switch to that page. Blake said he will have Kathy call Nicolette to discuss it. Gwen emphasized the importance of having Board members monitor the Facebook page if anyone is able to post anything on it, and several have already said that they can do that.
* The old stumps that approved for removal have now been removed, and the cost was $2,750. There were a couple of new trees removed that now have stumps remaining, though.
* Julie had a recent incident with the Fire Department where they were unhappy about the fact that her house didn’t have numbers on it. She asked the Board if this was in the covenants, and it was not. However, we learned that it is a City ordinance that houses are supposed to have numbers posted on them, and having a curb painting is not a substitute for this. Julie suggested that this news might be helpful for other homeowners to know about, and it was felt that this would be a good item to put in one of the monthly newsletters.

The next meeting will be an Open Homeowner’s Association Board meeting on Tuesday, January 10, at 7:00 pm at Northwest Christian Church, 10850 W. 21st Street. All homeowners are welcome to attend.

--Submitted by Julie Sherwood, Secretary of the Board

1/7/2023