**Chadsworth Homeowner’s Association Meeting**

**Tuesday, Jan. 10, 2023**

**9:00 pm at Northwest Christian Church**

**Attending:** Kyle Hansen (VP), Gwen Snyder (Treasurer), Julie Sherwood (Secretary), Nicolette McClure (Events/Publicity), Annie McEuin (Publicity); Erin McClure (ACC Chair) and Maury Richmeier (ACC Committee)

**Absent:** Blake Kennard (President)

The meeting was called to order at 7:01 pm.

Board members were introduced. Minutes from the previous meeting were unanimously approved.

The Treasurer made a report, showing a balance of $131,530.74 as of Dec. 31, 2022. With the help of an attorney, $9,000 has been collected on high balance accounts, with a fee of $6,000 for the attorney, netting a $3,000 gain in 2022 from these accounts. Of the eight accounts that the attorney handled, only one is still outstanding and due for a court date in February 2023.

The Welcome Committee reported that they have redone and/or are editing items in the welcome packets for new homeowners. Their goal is to get it to homeowners earlier than in the past.

The covenants are being reviewed by the attorney. His opinion is that there needs to be extensive revision for clarity and thoroughness. He is working on a draft of rewrites now. After they are complete, homeowners will have a chance to review them for feedback prior to voting on the final document. A major oversight is that the covenants only discuss the yard and fences without mention of the condition of the house itself. Rentals have been a cause of concern due to the lack of attention paid by the occupants when they are not the owners of the property.

Homeowners were reminded that the Board can only address problems that arise when they come to the Board’s attention. If you are wondering why a property is out of compliance with the covenants, please make sure to report it to the Board so that it can be properly addressed.

The ACC Chair reminded homeowners that any changes/updates made to a house (e.g., siding, painting, roofing) need to be reported in advance to the ACC for approval. If you are not sure whether it needs to be reported, it is best to err on the side of reporting it. In the past few months, the ACC has taken action to repair vandalism of the entrance lights at Crestline. Also, work is being done to get an electrician to set a timer on the fountain in the east lake so that it turns off at night. Running it 24/7 is very expensive.

The Events Chair reported that the second annual Christmas lights contest was held in December with a new winner for 2022. This annual event is still in the building stage, but is designed to build community interest and pride in our neighborhood. Other planned events that are upcoming are the April garage sale weekend, the trash haul day, and possibly a spring or summer potluck in the park. If anyone has ideas, please contact Board member Nicolette McClure.

In the past few months, many dead trees and dying limbs have been removed and stumps ground down. In order to replace some of these, Nicolette has made a list of about 8 trees that are recommended for our area so that homeowners can “adopt a tree” (i.e., take responsibility for watering it, staking it, and caring for it during the precarious first two years of its planting). These are trees that would be planted in commons areas. The list includes a variety of species (e.g., oaks, elms, etc.). She will soon have some prices for consideration. She will share photos of the selections either on the website or by email to those who request it.

Recently the Board has been collecting bids to replace the north canal railroad ties, which are deteriorating, and additional work on the south side of the east lake, which needs attention. Of the three bids received, one was considerably lower ($20,000) than the other two ($92,000 and $84,000). The low bidder is being screened to make sure the references and quality of work will be sufficient to achieve a good result. All three bidders say that the canal will need to have a change in the slope angle to prevent erosion, and all of them recommended using large, heavy stones that cannot move easily down the canal. Homeowners whose properties are adjacent to the railroad ties will be contacted due to the fact that the heavy equipment required for the repairs will need access via their properties. The repairs of lawns affected are included in the estimates.

The floor was opened to homeowner questions, comments.

* One homeowner mentioned to take care on the wording of the covenants. Their previous HOA did not specify that lawns must be planted “in grass” which allowed a person to cultivate weeds. Our current covenants say lawns must be planted “in grass.”

Announcements:

* The HOA Facebook page is going to be navigating to another page, which will allow for more visibility for posts by all homeowners. Nicolette and Annie are working on these changes. The Board will give plenty of notice before making the change, and the old page will have a redirect link that will take people to the new updated page.
* Due to the low participation in homeowner meetings, the question was asked if the HOA would like to change meeting frequency to twice a year instead of four times per year. After a discussion, the motion to change meetings to April and October was made, seconded and approved by the Board.
* Invoices will come out before the 1st of February. Dues will be the same as last year: $205.00. Information on how to pay online is now available on the Finance/Treasurer page of the website. Homeowners will not need to pay extra to cover electronic payment fees this year.