Chadsworth HOA Board Meeting Notes

Feb. 7, 2003

1. Discussed a letter that was sent to the Treasurer about late fees. Gwen responded to the homeowner.
2. Another homeowner contacted the Treasurer about late fees and how to find the amount of dues the Board has written off, and Gwen responded that no dues have been “written off.”
3. Other inquiries were received about barking dogs (a City issue), unmaintained trees (branches falling into neighbor’s yards), and how many dogs a person is allowed to have (City ordinance permits 2 per household; 3 or more require a special animal maintenance permit). These requests will be answered by Kyle and Erin.
4. The electrician will be done the last week of February.
5. Jason renewed the mowing contract.
6. The canal wall changes were discussed at length. If we keep the side walls straight, we only need to submit a permit application. If the angle of the walls changes, we will need a structural engineer to do a report on the impact at our own cost. Options:
   1. We can’t use railroad ties, but we could use regular wood (the price of wood would still be costly).
   2. It’s possible that concrete could be poured to make straight walls.
   3. We could pay the structural engineer for an angled wall. We could then break the wall replacement into phases and do each phase as we can afford it.
   4. We could do nothing until the railroad ties rot and fall, in which case the City would demand it be fixed and there would be an automatic special assessment that all homeowners would have to pay for.

No conclusion was reached.

1. Kyle discussed being more proactive with finding problems before they become an issue. He suggested doing neighborhood drive-throughs (similar to what HOA companies would do) to identify potential problems and having early contact with homeowners about tree, yard, or other issues. Blake and Erin may ride along with Kyle for this.
2. The work on the south side of the east pond was priced at $3000 by the Rock Guys. We have asked them to complete the work of pulling out the poles, cleaning it up, and bringing in rick rack to match the rest of the lake. Surrounding homeowners will be notified about the work before it is started. No string will be installed around the lake because the Goose Troopers won’t work with us if we are using string.
3. Gwen worked with Annie to craft a letter to the homeowner that feeds the wildlife. If Gwen does not hear back by March 15, the matter will be turned over to the attorneys.
4. A homeowner with high back dues owed has passed away, and his son is working on figuring out financial matters – court fees, interest, late fees, etc. This will be going through a conservatorship to recover the costs that are owed.
5. The Facebook page is being changed to a Group page (instead of a Community page). Anyone using the old page will be sent an instant message to help them find the new page. The old one cannot just be converted – the whole page needs to be recreated under the new type. Admins and moderators will be Nicolette and Annie. Julie will assist with moderating.
6. There was discussion about trees. Planting season is Sept. through May. Nicolette shared her research on Brady Nursery and Johnson’s Garden Center. Fees were discussed on consultations, tree prices, and discounts. Watering will need to be done with the help of homeowners. Blake agreed to knock on doors to find possible volunteer waterers.
7. There was a discussion about some issues between neighbors about fences and dogs.
8. The park will need to be overseeded; some areas are just crabgrass. If the crabgrass is killed, it will leave the area bare, so we need to work on the grass first. While overseeding in the spring is not ideal, it may be the best option rather than waiting until fall to do anything. Overseeding will cost $700. Kyle can do the work and has the equipment.
9. Other changes to the park include: sand/gravel changes over 20 years of wear – which could be fixed with sod around the play area (1 layer for 2 feet around); pavers under the benches so that we don’t need to mow under them - $800; and replacing the benches ($1000 apiece to replace). Kyle will get a price on concrete slab vs. pavers.
10. Sprinkler heads are needing to be replaced – cost is $300.
11. In the future, we may need to put an edge around the play area wall using 8” x 16” concrete blocks to make it easier to mow.
12. The drip line for the planters on Maize Road entrance is $150.
13. We may need to add a sign that says no climbing on the wall.

ADDENDUM:

Following the meeting, the Board had an email exchange on February 8-9 and voted unanimously to approve the hiring of Goose Troopers. This company uses dogs to chase geese away, and other HOAs that have used them have been very satisfied with the reduction in waterfowl around their ponds. The cost is $350 per week for 5-7 visits per week throughout the year. The company was hired, and a letter went out to homeowners by email on February 11.