Chadsworth HOA Board Meeting

February 8, 2024

* **Newsletters**: The newsletter went out electronically (235) and in mailed letters (100). Only one person had a question about next year’s dues increase. A letter was mailed to a homeowner about an ACC issue on a fence, and no response was received.
* **Appreciation Note:** The Board received an appreciation letter on the good job it has been doing managing the neighborhood.
* **Trash Discounts:** Air Capital Trash Service did not get back to us on whether we will get further discounts based on volume.
* **Fountains & Electrical:** The Evergy bill continues to run high at $1800/year, running fountains 24/7. It will go up further if we put in two more fountains. The electrician said it should be pulling that many pumps. He was run off the property on his second visit. We will arrange for a Board member to be present the next time he arrives. We will need to purchase a new pump, which will cost about $1400 (including the fountain). One guy said he could take it and try to find any parts that could be replaced. The electrical box has been locked so it can’t be reset. There has been no change in power for the last 6-8 months. There are 9 areas where the pump uses power for sprinklers or signs.
  + ACTION ITEM – Kyle will try to get the electrician back.
* **Covenant Review:** We still haven’t talked to Mr. Stark. His secretary said he knows it’s due on March 1, and that she will remind him that there are questions we have going forward.
* **Approval of Minutes:** Reminder that minutes from these meetings require a response from each Board member for approval.
* **Signage:** Nicolette has been working on getting neighborhood signs for meetings. We are looking for signs that have moveable letters.
  + ACTION – For past ACC sign purchases, Nicolette will submit receipts for reimbursement.
  + ACTION – Nicolette will research movable letter signs.
* **Voting App:** We need urgent action to get an online voting platform or app for future elections.
  + ACTION: Erin & Kathy Kennard will investigate options.
* **Commons Maintenance:** A tree was removed from the Crestline entrance that was in the middle of the island.
* **Commons Contract 2024:** We received all of the paperwork from Stoney for the contract for 2024 and 2025. The prices were similar, and it will mean we have one company to do the mowing and the spraying.
* **Commons Access:** Kyle talked about the necessity of cutting through a property to get to the cut-off spot.
  + ACTION – Kyle will research property lines to see what options we have.
* Commons Fertilizing and Spraying: We received an estimate from Countryside for fertilizing and spraying, and it will be $68 each for 6 times per year.
  + ACTION – Kyle will get back to them to secure.
* **Goose Troopers:** We received a new contract from Goose Troopers for 2024. It will be the same price of $350 per week.
  + ACTION: Kyle will sign and get the contract back to them.
* **Sprinklers:** Kyle called the sprinkler company last week and asked if they wanted to come out and finish the last part of the project. They replaced 11 sprinklers and fixed a leak around the NW lake along N. Crestline.
* **Canal Wall:** Kyle met with Noel Concrete about the canal wall and went over his plan for replacing the railroad ties and installing a concrete wall. His estimate is still $110,000. There was a discussion about whether we want to hire MKEC to draw plans. This would cost about $2500. The Board agreed to do this. It was felt that the work could be done this year if it doesn’t exceed the budget by more than 15%.
  + ACTION: Kyle will verify terms of payment (30% down and remainder at completion) and warranty. He will request referrals that we can check.
  + ACTION: Julie will try to find a company profile and research the rating on Better Business Bureau for Noel Masonry & Concrete).
* **HOA Management Company**: Rodney Wright will be at the Homeowner’s Meeting in April. Homeowners will be able to ask questions of them.
* **Garage Sale:** Nicolette called surrounding Citywides to see when garage sales happened, but coordinating for an area-wide timeframe would mean we could do it on the 20th, the same day as Maize.
  + ACTION ITEM – Nicolette will set a garage sale date.
* **Cleanup Day:** We are looking at a trash pickup day of Monday, April 22, 2024. This will be for yard waste, and we will secure a dumpster for one day only.
  + ACTION: Blake will call to set this up with the Air Capital Trash Company and get information from then on how it would work.
  + ACTION: Nicolette will ask people on Facebook about their interest in utilizing a yard waste day.

**NEXT MEETING**: Tuesday, March 19, 2024, 6:30 pm

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