

**CHADSWORTH HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES**  
**April 13, 2014**  
**2:30 p.m.**

Board Members Present: Marcus German, Tammy Sheldon, Jay Schweikert, John McCarty, Bob Troilo

Board Members Not Present: Kathy Lang, Jessica Beal

13 homeowners were present (representing 8 households)

**1) Call to Order**

Meeting was called to order by Marcus German at 2:31 p.m.

**2) Introduction**

All board members introduced themselves to the homeowners. Marcus advised we have Board openings if any homeowners are interested in them.

**3) Roll Call of Directors**

All current members of CHOA Board were present (listed above) except Kathy Lang and Jessica Beal.

**4) Reading of Minutes of Previous Meeting**

Minutes of previous meeting will stand as written per approval of present board members.

Motion: JM/TS

**5) Treasurer's Report**

Tammy presented Treasurer's Report. Copy is attached dated April 11, 2014.

Motion to approve report: JS/JM

**6) Reading of Bills and Action Taken**

Tammy presented the bills paid and bills pending (per the attached Treasurer's Report dated April 11, 2014).

**7) Unfinished Business**

- a) Board Vacancies – Marcus asked if any homeowners present at the meeting were interested in any of the current Board vacancies. Currently, Marcus German is President, Tammy Sheldon is Vice President, Kathy Lang is Secretary, Jay Schweikert is a Director, John McCarty is a Director, Jessica Beal is a Director and Bob Troilo serves as the ACC Liaison. The ACC Director does need help with getting ACC requests approved if anyone would like to volunteer.
- b) Homeowner Dues Update – Homeowners behind in their dues have decreased from \$45,235.31 to \$38,047.31 (\$7,188.00). Liens have been filed on five additional properties. There is one home in foreclosure and we currently do not know if we will receive their past dues funds. Two homeowners have filed for bankruptcy within the last year and it is currently unknown if our HOA

will receive their unpaid dues or a portion of their dues at this time as the bankruptcies have not been dismissed yet.

- c) Bookkeeper Replacement – Perry Sheldon will pick up the mail and deposit all incoming checks and perform all the duties of the bookkeeper. He is unable to attend the meetings but will provide his reports to the Board prior to each meeting. Previous bookkeeping records were not kept current and when the subject matter was discussed by the Board and relayed to bookkeeper, he resigned as of January, 2014. Most of our records were turned over to Tammy Sheldon. Chadsworth's books and all financial matters are current and accurate as of this meeting. Previous bookkeeper was paid \$335 per month. Current bookkeeping will be performed for \$175 per month. Any questions regarding bookkeeping will be sent to [chadsworth@sbcglobal.net](mailto:chadsworth@sbcglobal.net) or brought to the attention of a Board member to be relayed to the bookkeeper.

Motion to approve:

JM/JS

- d) Covenant Restrictions – Homeowners were made aware the covenant restrictions are not made to restrict people's rights but for the benefit of all to keep home values up. These restrictions are made for everyone to abide by and violations need to be addressed by either homeowner to homeowner and/or through the ACC.
- e) Commons – Marcus addressed the issue of the commons areas being for everyone and any issues regarding the commons areas need to come through the board. He advised reasonable requests concerning the commons areas will be approved.
- f) Rocks around the lake and canal - The rock project around the lakes is ongoing. Currently lower half of canal has been rocked. Sections that are still to be rocked are the east and north reserve areas which will be done when the funds are available. The City of Wichita will be doing work at the north end of the canal, at Chartwell, and when this area is completed, we can proceed with finishing the rock in this area. Other than waiting on the City, the financial obstacle is the only thing keeping the Board from completing this project.
- g) Neighborhood Complaints – Marcus advised homeowners to call the proper authorities to deal with complaints such as broken street signs, loud music, barking dogs, speeding vehicles in the neighborhood, parked cars, etc. Homeowners were advised if it is a covenants/bylaws issue to contact a board member and the issue will be addressed.

## 8. New Business

Dues Increase - A decision was made to increase HOA dues from \$190 per year to \$205 per year starting January 1, 2015. The dues have not been increased in over 8 years and the increase is reasonable for the HOA considering costs have risen in grounds keeping, insurance, taxes, etc.

Motion:

TS/JM

## 9. Homeowners Forum

Request was made to have our groundskeepers pick up trash along the canal/lake shorelines prior to the end of this season.

10. Motion was made and accepted to adjourn the meeting at 3:25 pm.

Motion:

TS/JS

Respectfully Submitted,  
Tammy Sheldon, VP, CHOA