

CHADSWORTH HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

August 17, 2014, 2:30 p.m.

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

Board Members Not Present: Kathy Lang

15 homeowners were present (representing 12 households)

1) Call to Order

Meeting was called to order by Marcus German at 2:37 p.m.

2) Introduction

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

3) Roll Call of Directors

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

4) Reading of Minutes of Previous Meeting

Minutes of previous meeting of April 2014 will stand as written per approval of present board members.

Motion to approve minutes:

JM/TS

5) Treasurer's Report

Treasurer's Report presented. Copy is attached dated August 17, 2014.

Motion to approve report:

BT/TS

6) Reading of Bills and Action Taken

Bills paid and bills pending (per the attached Treasurer's Report dated August 17, 2014).

7) Unfinished and Ongoing 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, and Bob Troilo serves as the ACC Liaison. The ACC Director does at times need help with getting ACC requests approved if anyone would like to volunteer.
- b) Homeowner Dues Update – Homeowners behind in their dues total \$38,047.31 as of August 17, 2014. Liens are on file with Sedgwick County for all properties behind more than one year on their homeowner's dues. 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) Bookkeeping – Any bookkeeping questions are to be directed to chadsworth@sbcglobal.net and they will be forwarded to the bookkeeper for handling. Any questions regarding billing can be addressed at the meeting with Tammy.

- 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 through the ACC liaison, Bob Troilo. Roofs in violation will be addressed by Bob Troilo. Chadsworth won a court decision to get one home reroofed (and repainted) and several homes in violation are pending and are supposed to be reroofed in the near future.
- 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. The current plan is to rock two sections of the west lake area this year. 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. The east lake will be done upon completion of the west lake. Please address any questions on the rock/lake project to Jay Schweikert.
- 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. The Board members are not law enforcement officers.
- h) Reminder and discussion that dues were voted to be increased from \$190 per year to \$205 per year at the April 2014 meeting, effective January 2015. Dues had not been raised in ten years previous to this raise.

8. New Business

- a) Damaged trees on commons areas need to be reported to the Board and they will be evaluated individually to determine if they should be trimmed or removed. If a tree is on commons area and homeowners property, the cost will be shared equally.
Motion: JS/BT
- b) New bids will be accepted for the landscaping/mowing of the commons areas. Deadline is December 31, 2014.
Motion: JS/BT

9. Homeowners Forum

- a) Concerns were brought up over the newly sold property at 29th and Maize Road regarding drainage issues and these questions will be handled by Bob and Jay.
- b) Traffic light brought up once again at Sterling and Maize Road. Previous board members had talked with the City regarding the alignment of the traffic signal and the

City stated there were homeowners in Chadsworth who addressed the City when this was being built and they did not want the traffic light to line up with Sterling, feeling that it would increase the traffic through Chadsworth. We do not know who these homeowners were as it was many years ago. The City and the developers of New Market Square made the decision that it be offset from Sterling.

- c) The playground was discussed in regard to the upkeep, the benches, the vandalism and trash. Trash is to be picked up by the current groundskeeping company; however, they come out less often during the winter months. A trash can was discussed, however, it was decided that unless someone volunteers to empty it on a regular basis and put the trash out with their trash, we will leave the playground without a trash can. Vandalism needs to be reported to the Board for handling. Homeowners should call the police if there is a disturbance at the playground. At some point in the future, when funding is available, a large boulder, group of boulders or half stone wall will be erected on the corner of the playground to discourage anyone from driving through the playground area with their vehicle.

10. Motion was made and accepted to adjourn the meeting at 3:53 pm.

Motion:

JS/JM

Respectfully Submitted
Tammy Sheldon, VP, CHOA