

CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
JANUARY 19, 2014
2:30 p.m.

Present: Marcus German, Kathy Lang, Tammy Sheldon, Jay Schweikert, John McCarty, Bob Troilo

14 homeowners were present.

1) Call to Order

Meeting was called to order by Marcus German.

2) Introduction

Marcus introduced new board members present John McCarty and Bob Troilo.

3) Roll Call of Directors

All current members of CHOA board were present. Marcus advised we still have board member openings for any homeowner who is interested.

4) Reading of Minutes of Previous Meeting

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

Motion:

KL:JS

5) Treasurer's Report

We do not currently have a bookkeeper. Tammy did have a print out of the year end Treasurer's report.

6) Reading of Bill and Action

Current bills as of 12/31/2013 were submitted by Tammy and a motion was made for approval.

Motion:

TS:KL

7) Election/Appointment of New Board Members

To forgo the cost of an election a notice will be sent out with the homeowner's yearly dues bill informing them we currently have board vacancies to be filled. All current board members will remain in their current positions.

8) Unfinished Business

a) Bookkeeper Replacement –

We will give Jessica Beal the opportunity to do the treasurer/bookkeeper. If she does not, we will hire a bookkeeper.

Motion:

KL:JS

b) Homeowner Dues Change –

Any homeowners who have an outstanding balance as of 12/31/2013 will have a lien filed against their property.

Dues will be raised to \$205.00 per year as of January 2015.

Motion:

JS:KL

Motion was made to hire a collection agency to assist in collection of past homeowner's dues.

Motion:

BT:KL

c) Canal Update –

Jay reported the lower half of the canal, which was the worst part, is now done with being rocked. The north and east reserve will need to be done and then we will have to take care of the silt and work on dredging.

The main part of the canal is next and needs to be done so the rock color matches.

The bid is \$31,500.00. Motion was made to forgive homeowners at 2309 N.

Chadsworth, 2302 and 2306 N. Valleyview 2014 dues. This was proposed due to the rock company using their properties to egress while completing the main part of the canal.

Motions were approved for both above proposals.

Motion:

JS:KL

d) Commons (Trees, Trash, etc.) -

Areas that are in need of attention please contact the board to let them know.

9) New Business

Proposal was made to spend up to \$500.00 to make an opening for drainage in the portion of the concrete wall we recently finished along 21st street.

Motion:

JS:KL

10) Homeowners Forum

A concern was voiced that some homeowners are upset they have to pay the same amount of dues but they do not live on a lake. It was discussed that we all have a responsibility as homeowners whether or not we live on a lake. The possibility of having children in the area signs in our subdivision were also discussed. Marcus will contact the city in reference to this.

11) Closing

Motion was made and accepted to adjourn the meeting at 3:40 pm.

Motion:

JS:KL

Respectfully submitted,
Kathy Lang Secretary, CHOA