**CHADSWORTH HOMEOWNERS ASSO­CIATION**

**BOARD MEETING MINUTES**

**February 18, 2018**

**2:30 p.m.**

Present: Marcus German, Tammy Sheldon, Jay Schweikert, John McCarty, Nicolette McClure

10 homeowners were present.

**1) Call to Order**

Meeting was called to order by MarcusGerman.

**2) Introduction**

All board members present introduced themselves to homeowners at the meeting.

**3) Roll Call of Directors**

All the above listed members of CHOA board were present.

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

Minutes of previous meeting will stand as written. Motion: JS:TS

**5) Treasurer’s Report**

The current balance in both the checking and money market accounts is $67,580.17.

A basic budget was reviewed (report attached) with 3 conditional figures “on the bottom lines”. If everybody pays (right?!?) and expenses are controlled, then the CHOA will have about $19,000 surplus. Most likely, the CHOA will have about $9,000 left at the end of the year. This considers 1 of 8 (12.5%) homes not paying (look at the delinquent list) and expenses stay under control. However, if there are reasonable increases to expenses, this surplus can be eliminated fast - thus relying on the “rainy day fund”. This is why in the CHOA shorelines have been rocked in sections every other year.

Motion was made and accepted to approve the treasurer’s report.

Motion: MG:NM

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

Motion was made and accepted to approve the current monthly bills as paid.

Motion: TS:NM

**7) Unfinished Business**

1. Homeowner Past Dues – The list of homeowners with past due amounts (detail attached to agenda) totals approx. $23,350. Amounts over $1000 will be taken to small claims court.
2. Presently, the Chadsworth Homeowner Association is on the free site: chadsworth.weebly.com Nicolette will review & recommend options.
3. CHOA Board – Marcus has asked for 2 volunteers to serve on the board. In addition, we are in need of more people to serve on the ACC.
4. Elections this year – Details to get on the ballot for the fall meeting will be provided this summer. There are nine (9) positions available – a minimum of 5 is recommended. Members volunteer for the board. Board members determine the officers & duties.

**8) New Business**

1. Junk and Vehicles on Property – To be a good neighbor, these should be removed. Take pictures and send to ACC or City of Wichita.
2. Proper Dog Control – Be courteous and pick up your pet’s mess while walking in the neighborhood.
3. Neighborhood Garage Sale – Nicolette will set up the CHOA Neighborhood Garage Sale for April 28th
4. Contact Information Forms with Dues - skipped

**9) Homeowners Forum**

One homeowner, Tim Banta, recommended to have a sign at every entrance (3) saying: “Paint, Roof & Fence Work Require ACC Approval”.

After a brief discussion, the board passed approval of such signs with a $500 limit TS:NM

Nicolette will review design options for the CHOA Website.

A non-board affiliated – no HOA funds - Chadsworth Block Party may be organized in the Fall.

Check on lighting around the playground.

More frequent newsletters were requested.

**10)** Motion was made and accepted to adjourn the meeting at 4:05 pm.

Motion: Banta:Lisenby

Respectfully Submitted,

Jay Schweikert

CHOA Treasurer for CHOA Secretary