

CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MAY 16, 2016
2:30 p.m.

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

8 homeowners were present.

1) Call to Order

Meeting was called to order by Jay Schweikert.

2) Introduction

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

3) Roll Call of Directors

All current members of CHOA board were present except for Marcus German.

4) Reading of Minutes of Previous Meeting

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

Motion: KL:TS

5) Treasurer's Report

We currently have a total bank balance for both the checking and money market accounts of \$96,997.47. Motion was made and accepted to approve the treasurer's report.

Motion: BT:KL

6) Reading of Bills and Action Taken

We have had some extra expense with trees that were cut down and repairs with Graf Electric for some electrical issues. Motion was made to accept and approve these additional bills and our routine monthly expenses as paid.

Motion: KL:JS

7) Unfinished Business

a) Home Based Businesses – There have been some complaints in reference to a home based business selling chairs and displaying them in the homeowner's front yard along with signage. The city has picked up some of this signage that was on city property. Homeowners can have home based business but no signage is allowed.

b) Rock Project status – Jay reported we now have the east reserve and north canal left in this project. The estimate for the east lake is approximately \$25,000. Jay suggests we table this until fall and possibly plan to move forward with the project pending approval in the fall.

c) Dumpsters, trailers, campers, storage containers, etc. – Bob advised a certified letter has been sent out to a homeowner who has had a POD in their driveway for an extended period of time. The board encourages homeowners to talk to their neighbors when they

see these violations and then contact the board. The board's process starts with a certified letter to the homeowner in violation.

- d) Homeowner Past Due Accounts – There are approximately 12 homeowners past due that Marcus will be taking to small claims court to recover their past dues. There are other homeowners who are past due that have made payment arrangements to bring their account current.
- e) ACC issues – The ACC is currently dealing with the violations that have had the most complaints and are the most detracting issues. The ACC will then work on other violations since it is not possible to address all of the issues at one time. Current ACC members are Bob Troilo, Tim Banta and Steve Krakow.

8) New Business

There was no new business to report.

9) Homeowners Forum

A homeowner inquired about the ramp outside of front of the residence in the 2500 block of Crestline Court. Bob reported a certified letter has already been sent to the homeowner.

Homeowner Jack Anderson from 10110 Sterling Court inquired about drainage coming from the residence adjacent to his property. Bob will go with the homeowner to check this issue out.

- 10) Motion was made and accepted to adjourn the meeting at 3:20 pm.**

Motion:

KL:TS

Respectfully Submitted,

Kathy Lang
CHOA Secretary