CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
April 21, 2013
2:30 p.m.

Present: Marcus German, Tammy Sheldon, Jay Schweikert, Tim Schmidt
16 homeowners were present (representing 14 households)

1) Call to Order

Meeting was called to order by Marcus German.

2) Introduction

Marcus introduced Shane Munro to homeowners present as our CHOA bookkeeper.

3) Roll Call of Directors

All current members of CHOA board were present with the exception of Kathy Lang.

Marcus suspended the normal course of our meeting to introduce our invited guest speaker, Wichita Police Officer Matt Buesch, who discussed crime prevention. Officer Buesch discussed the typical types of crimes that occur in neighborhoods and how to prevent being an easy target. Closing garage doors and locking your doors being the most important. Officer Buesch provided a printout of the crimes from the Chadsworth area (will be posted on our website). He answered questions from the homeowners.

4) Reading of Minutes of Previous Meeting

Minutes of previous meeting will stand as written per approval of present board members.
Motion: JS/TS

5) Treasurer's Report

Sean reported we have a checking account balance of $70,644.95 and a savings account balance of $10,998.57. Accounts Receivable balance (past due homeowners) $47,006.97. Motion was made to file liens on all properties owing more than $190.
Motion: JS/TS

6) Reading of Bills and Action Taken

CHOA Bookkeeper’s Report that was presented and read at the meeting will be attached to these minutes.
Motion was made and accepted to approve the current bills as paid.
Motion: TimS/TS

7) Unfinished Business

a) City Offer on Canal – Marcus has talked with our attorney and they feel this is the City’s best and final offer. They have agreed to fixing the canal under Chartwell and up to one house south of Chartwell. The Board feels that we should continue the work and have all
railroad ties removed. Marcus is going to check into using the same contractor that the City hires to just continue their work from the point the City is paying for and then complete the job for us as they are already there.
Motion: JS/TS

b) There are some dead trees on commons property that need to be removed. Dugan Landscaping gave us an estimate of $200 to remove them.
Motion: JS/TS

c) Donna Stuber resigned her position on the Board. She is moving out of Chadsworth.

d) Volunteers are needed for the Board and the ACC Committee.

e) The annual area-wide garage sale was discussed. We tried to coincide it with the Maize City-Wide one for the last few years, however, this date has not been a popular one in Chadsworth with the consensus being that it is too early in the year. After the first of the year, we will send out a reminder about garage sales and see if there is any interest in making this an area-wide event or discontinuing this practice. CHOA’s contribution is to place an ad on Craigslist and place large signs at the three entrances. The Board is looking for someone to volunteer to organize/plan this event each year if it is to continue.

f) A decision was made to get a quote from Dugan Landscaping to clean out the two circular islands on Crestline and have one dead tree removed. It was brought up that we could pave them, however, the popular decision was to leave them as is and just have them cleaned out. This entails removing the tree, removing all the weeds, removing the rocks, cleaning and rock replacement.
Motion: TS/JS

8. New Business

While not necessarily “new business”, two Chadsworth homeowners volunteered to go door-to-door to obtain emails of Chadsworth homeowners. The plan is to become paperless and send out all correspondence and Newsletters by email only. This would save CHOA roughly $500 just on Newsletters alone. Email would make it less expensive, less time consuming, and the ease would allow for possibly better contact with homeowners more often. Provisions will be made for those people without a computer/email.
Motion: TimS/JS

9. Homeowners Forum

Discussion was had about getting an estimate on the sidewalk around Chadsworth Lake to repair broken segments. This was tabled until after the large project regarding our shore erosion. It was decided that it would be better to repair the sidewalks after all construction trucks, etc., were done.

Motion was made and accepted to adjourn the meeting at 3:57 pm.
Motion: TS/JS

Respectfully Submitted,
Tammy Sheldon, VP of CHOA
Chadsworth HOA Bookkeeper's report

April 21, 2013

Items Paid Jan.-March 2013

1/1  Shane Munro          $335
1/1  Dugan Landscaping    $2500.00
2/1  Shane Munro          $335
2/1  Dugan Landscaping    $2500.00
3/1  Shane Munro          $335
3/1  Dugan Landscaping    $2500.00
3/6  Reddi Industries     $1075.46

Checking Balance         $70644.95 (April 21, 2013)
Savings Balance          $10,998.57