CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
JANUARY 15, 2012
2:30 p.m.

Present: Marcus German, Kathy Lang, Tammy Sheldon, Jay Schweikert, Donna Stuber, Tim Schmidt

11 homeowners were present.

1) Call to Order

Meeting was called to order by Marcus German.

2) Introduction

Marcus introduced Tim Schmidt as a new CHOA board member at large.

3) Roll Call of Directors

All current members of CHOA board were present with the exception of Eric Shultz.

4) Reading of Minutes of Previous Meeting Treasurer’s Report

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

Motion: TS: KL

5) Treasurer’s Report

No report due to bookkeeper Sean Munro’s absence.

6) Reading of Bills and Action Taken

No report due to bookkeeper Sean Munro’s absence.

7) Election/Appointment of New Board Members

Tim Schmidt is a new board member at large. Marcus reported we did not have enough people for an election. We currently have two ACC Board members and are in need of more. Jay is the current ACC liaison.

8) Unfinished Business

a) Bookkeeper Update – No update at this time due to our bookkeeper being absent. Marcus advised if anyone has a billing issue to contact either Marcus or Sean.

b) Dunn Case – Marcus reported that the HOA went to court and the judge ruled in our favor. Mr. Dunn has 30 days to present new house colors for approval and 90 days from the court date to paint the house. Mr. Dunn also has to come current on his homeowner’s dues and pay our attorney’s fees. Due to numerous homes within our subdivision not being in compliance, Marcus reported the roof issue with Mr. Dunn has not yet been resolved. The HOA needs to develop a policy that fairly treats homeowners whose roofs are not in compliance with the Covenants and By-
Laws. After discussion, it was moved and seconded that:

1. the HOA would take no immediate action against homeowners whose roofs were changed to non-compliance before the new board took office but official letters would be sent to those homeowners advising that the HOA requires that their next roof change be in compliance with Covenants and By-Laws; and

2. the HOA would take action against non-complying homeowners whose roofs were changed to non-compliance during the time the new board took office. Official letters will be sent to those homeowners demanding that they immediately change their roofs to comply with Covenants and By-Laws and if they fail to do so within 30 days, legal action will be brought to compel compliance.

Motion: TS:KL

c) Newsletter – If anyone has something they would like to add to the newsletter, they can contact a current board member with this information.

d) Dues Update – Marcus reported we have not raised dues since 2005 when the new board took over. If we raise the dues more than 20% we would have to have a special election. We are trying not to raise homeowner’s dues, however we may to in the future to cover special projects for improvement. We currently have approximately $23,000 in past dues and liens will be filed against those who are past due.

e) Covenant Restrictions – (roofs, paint, etc.)

Our attorney, Keith Martin, has recommended we look at the new Kansas state laws effective January 1, 2011 to make sure our covenants are on the same page as these laws.

9) New Business

The park bench that was destroyed as a result of a car accident will be replaced by the driver who ran into it.

Motion was made to spend up to $1500.00 to replace the bench. This amount will be reimbursed by the driver/family of driver.

Motion: JS:KL

The company finishing the wall along 21st street from Crestline to the Dillon’s driveway is Hazen Construction. They have gone to the city of Wichita for approval and then will do the work to complete the project.

10) Homeowners Forum

Homeowner’s inquired about vehicles driving over yards and about non-working vehicles in driveways. We are unable to do much in reference to vehicles driving over yards however suggestions were made to homeowners to help prevent this from occurring in the future. The non-working vehicles in the driveways can only be addressed if the vehicles are not used.

Jay also reported a $200 bill for the platte for the Lisenby fence issue. This is our issue but rather a civil issue.

11) Closing

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