CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
July 14, 2013
2:30 p.m.

Present: Marcus German, Tammy Sheldon, Jay Schweikert, Tim Schmidt
11 homeowners were present (representing 8 households)

1) Call to Order
   Meeting was called to order at 2:30 p.m. by Marcus German. One homeowner wanted
   Marcus to wait as she was expecting other homeowners. Marcus informed her they were late
   and the meeting was going to start at 2:30 p.m.

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 and they
   introduced themselves to the homeowners.

   The normal course of the meeting was interrupted by homeowners insistent on discussing a
   matter that was not up for discussion at this time. Marcus informed said homeowner that they
   were not in charge of the meeting and he wanted order. The topic will be discussed at the
   appropriate time during the meeting.

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 $70,511.98 and a savings account
   balance of $11,001.30. Accounts Receivable balance (past due homeowners) $41,886.97.
   This is down over $5,000 since last month.
   Motion was made to file liens on all properties owing more than $190.00.
   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) Shorelines and Canal – Jay Schweikert discussed that rip rap rock was recommended for
      our shores. Any expenditure over 10% needs approval from the homeowners. There will
      be an improvement project in regard to this matter in the near future put to the
      homeowners for a vote.
      Motion: TimS/TS

   b) Roots and fences that are not in compliance were discussed at length. The ACC is
      pursuing these homeowners to get their homes in compliance as soon as possible.
a) Many homeowners have been complaining about backyard pools and boats in driveways. Boats and RVs are not allowed under our covenants to sit in a homeowners’ driveway for longer than a few days for the homeowner to clean them up and get them back into storage. Temporary pools have to be drained and put away and not be left out all winter. Temporary above ground pools are not allowed in yards that back up to commons areas and the lakes. Large trailers, RVs or work vehicles are also not allowed to sit in driveways per our covenants. These items are to be stored to keep the neighborhood looking nice and so they do not impair line of sight and create hazardous conditions for drivers and children.

b) Homeowner Sharon Yoder discussed a fee she received in regard to a background pool several years ago when Ann Johnson was our ACC liaison. She was upset about the fine and was not paying her dues in protest. She never contacted anyone on the Board until this meeting and the fine was assessed several years ago. She agreed to pay her past due account and felt that the Board should not pick battles that are personal to them. The Board discussed that they were not aware of this fine and the reasons behind it since Ms. Johnson was the ACC person at the time the fine was assessed and the other members of the Board did not work in the ACC position or the Treasurer’s position at the time the fine was assessed. A suggestion was made to all homeowners to contact the Board with this type of issue immediately instead of sitting on it for many years before presenting their position/issue to the Board.

c) Homeowner Sharon Yoder informed the Board that she was responsible for the signs on the corners regarding the fireworks that she thought the Board cancelled. She also distributed flyers to all homeowners' homes before the 4th of July stating the Chedworth Board had cancelled the fireworks show. This is not true. The Board knew nothing of any fireworks show and did not cancel a show they have no control over. Fireworks are individual to each homeowner and have nothing to do with the Board. The Board does not condone illegal fireworks. Rick Stevenson (who tape recorded the entire meeting for unknown personal reasons) accused Board member Tammy Sheldon of approaching him in the Dillons store and threatening him that she would call the police if he had a fireworks show. Mrs. Sheldon called Mr. Stevenson a liar as she said she has never seen Mr. Stevenson at the Dillons store ever and did not talk with him regarding fireworks at any time previous to this meeting or previous to the 4th of July.

d) Rick Stevenson brought up the issue of irrigation system repairs that the Board stated he caused by illegal misdirection of a particular unit that caused a pressure problem that cost the CHOA several thousand dollars to repair. Reddi Systems, the irrigation company, told our ACC liaison, Tim Schmidt that the troubleshooting of this pressure problem that was created around the entire east lake was all due to Mr. Stevenson using the sprinkler system to water his personal lawn. Mr. Schmidt and Mr. Stevenson agreed to have a discussion outside of the meeting to determine if the problem has been resolved. A police report had been filed by our President, Marcus German, with the WPD in regard to the theft of electricity, theft of water and tampering with our irrigation system including locks being broken. Mr. Schmidt agreed to discuss all of this with Mr. Stevenson after the meeting. Marcus suggested that a better resolution would have been for Mr. Stevenson to talk with the appropriate Board member to solve this problem before tampering with the system.

9. Homeowners Forum

Discussion was had about all the lights at the three entrances not working. Some of this is due to vandalism. Tim Schmidt agreed to check on these fixtures and see if they were in working order or if they had been vandalized once again. All the fixtures were to be checked and then repaired as necessary.

10. Motion was made and accepted to adjourn the meeting at 4:22 p.m.

Motion:  
TS/JS

Respectfully Submitted, Tammy Sheldon, VP of CHOA