

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

Present: Marcus German, Kathy Lang, Tammy Sheldon, Tim Schmidt

11 homeowners were present.

**1) Call to Order**

Meeting was called to order by Marcus German.

**2) Introduction**

All present CHOA board members were introduced to homeowners.

**3) Roll Call of Directors**

Current members of CHOA board absent were Eric Shultz, Donna Stuber and Jay Schweikert.

**4) Reading of Minutes of Previous Meeting Treasurer's Report**

Due to Kathy Lang and Tammy Sheldon being absent from the April 2012 meeting there were not any minutes to report.

**5) Treasurer's Report**

CHOA bookkeeper Sean Munro read the Treasurer's report (see attached report). Sean reports we currently have \$38,113.98 in outstanding homeowner's dues. Sean requested that homeowner's put an invoice number or an address on their checks when paying their dues.

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

See attached Treasurer's report.

**7) Election/Appointment of new Board Members**

Marcus asked for any homeowner's currently in good standing to let the board know if they are willing to serve on a committee.

**8) Unfinished Business**

a) Dunn Case – Marcus explained the Dunn house has been repainted and is now in compliance with our covenants however the roof is still in violation of our covenants. Marcus reported we currently have 8 homes in roof violation of our covenants. The judge has ruled that after 4 of the 8 are brought into compliance then the roof on the Dunn residence will also have to be brought into compliance. The board is currently pursuing all of the homeowners who have roofs that are not in compliance with our covenants.

b) Homeowner Dues - See Treasurer's report.

- c) Canal/Lakes - Our attorney, Frank Austenfeld will be here on August 6th, 7th and 8th to present the City of Wichita with legal information concerning our canal/lakes. If a resolution with the City of Wichita is unsuccessful, then we will proceed with a lawsuit.
- d) Wall on 21st Street - This wall is now completely fixed and painted.
- e) Fountain on East Lake - The only fountain we currently have working is on the east lake. Future repairs to this fountain or purchase of new fountains will be tabled at this time due to costs. Marcus reported someone has broken into the timers on the east lake via breaking the padlock. The electrical housing now needs replaced. We will have this fixed and have our attorney send the homeowner responsible a bill for the cost of repairs. If not paid, then we will proceed with other necessary avenues.

**9) New Business**

We have excessive plant growth in the canal south of Chartwell. We will check with the extension office to see if there is some type of treatment for this growth.

**10) Homeowners Forum**

A homeowner's request was made to plant trees along 21st to help deal with the traffic noise. We will table this request until the lake erosion project is complete. Marcus advised homeowners to call the City of Wichita at 268-4276 for streets signs down, etc. as this issue is taken care by the city.

**11) Closing**

Motion was made and accepted to adjourn the meeting at 3:35 pm.

Motion: TS:KL

Respectfully Submitted,  
Kathy Lang, Secretary