

CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 21, 2012
2:30 p.m.

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

9 homeowners were present.

1) Call to Order

Meeting was called to order by Marcus German.

2) Introduction

Marcus introduced Sean 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 Eric Shultz.

4) Reading of Minutes of Previous Meeting

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

Motion:

DS:Tim S.

5) Treasurer's Report

Sean reported we have a checking account balance of \$58,298.35 and a savings account balance of \$10,993.95.

6) Reading of Bills and Action Taken

See attached CHOA Bookkeeper's Report.

Motion was made and accepted to approve the current bills as per

Motion:

KL:JS

7) Unfinished Business

- a) ACC Committee – Roofs – Tim reported a letter from our attorney will be sent to homeowners in roof violation in the near future.
- b) Past Due Homeowners – Sean has sent out notices to all past due homeowners. Marcus has taken 13 past due homeowner's to court. There have also been liens put on homeowners with past due accounts. The board will possibly proceed with further action in the future against homeowners who have past due accounts.
- c) City Offer on Canal – The City of Wichita offer extended to CHOA is to take out a portion of the railroad ties and replace them with a cement block type wall on the canal and to extend the cement pad on Chartwell another 6 feet. The counter offer from CHOA to the City of Wichita is to take out the railroad ties replacing all of them with a cement block

type wall and to dredge the entire canal to the lake. Attorney Frank Austenfeld is representing us in addressing our offer with the City of Wichita.

- d) Water Theft and Fountains – Marcus reported when he took over as CHOA President he received information that homeowner Rick Stevenson had broke the timer box on the east lake. Since then, the timer box has been broken several times resulting in problems with water pressure/lines. Homeowner Stevenson has taken it upon himself to tap a line for personal use into our association irrigation lines. As a result, the association has paid approximately \$6000.00 to replace/repair in this area. Marcus has made a police report. Since this is a civil matter will have to take homeowner Stevenson to court to recover the costs for repairs and attorney fees.

Motion was made and accepted to take homeowner Stevenson to court for restitution.

Motion:

KL:Tim S.

Tim reported the fountain on the east lake has been tripping the electrical breaker and is not currently working. There will be no future repairs or replacements to fountains due to costs.

- e) Neighborhood Complaints – Marcus advised homeowners to call the proper authorities to deal with complaints such as broken street signs, loud music, barking dogs, speeding vehicles in the neighborhood, etc. Homeowners were advised if it is a covenants/bylaws issue to contact a board member and will address these issues.

8 New Business

The board will obtain bids for the canal/lake repair project.

Motion was made and accepted for a capital improvement proposal vote at the January 2013 meeting.

Motion:

Tim S./DS

9. Homeowners Forum

Request was made to have our groundskeepers pick up trash along the canal/lake shorelines prior to the end of this season.

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

Motion:

KL:Tim S.

Respectfully Submitted,
Kathy Lang, Secretary CHOA