CHADSWORTH HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 13, 2013
2:30 p.m.

Present: Marcus German, Kathy Lang, Tammy Sheldon, Jay Schweikert,
17 homeowners were present.

1) Call to Order
Meeting was called to order by Marcus German.

2) Introduction
All board members introduced themselves to the homeowners. Marcus advised we have five Board openings if any homeowners are interested in them. We are also in need of an ACC liaison.

3) Roll Call of Directors
All current members of CHOA board were present.

4) Reading of Minutes of Previous Meeting
Minutes of previous meeting will stand as written per approval of present board members.
Motion: KL:TS

5) Treasurer’s Report
Sean was not present at the meeting to give a report.

6) Reading of Bills and Action Taken
Sean was not present at the meeting to give a reading of bills and action taken.

7) Unfinished Business
a) Board Vacancies – Marcus asked if any homeowners present at the meeting were interested in any of the current Board vacancies. Homeowners John McCarty, Bob Troilo and Jessica Beal all volunteered to fill vacancies. Jessica Beal will now serve the board in the capacity of Treasurer.

b) Homeowner Dues Update – Homeowners behind in their dues have decreased by approximately $6,000.

c) Covenant Restrictions – Homeowners were made aware the covenant restrictions are not made to restrict people’s rights but for the benefit of all to keep home values up. These restrictions are made for everyone to abide by and violations need to be addressed by either homeowner to homeowner and/or through the ACC.
d) Commons – Marcus addressed the issue of the commons areas being for everyone and any issues regarding the commons areas need to come through the board. He advised reasonable requests concerning the commons areas will be approved.

e) The rip rap around the three main lakes and canal was discussed. The cost to rock the entire area will be approximately $100,000. We have enough funds in the bank to do a partial area of this project. A motion was made by homeowner Paul Troilo to go ahead with partial area with a second motion from homeowner Larry Criswell. The cost of this proposal will not exceed $25,000.00. The motion was passed by homeowners present at the meeting with only one homeowner opposing this proposal.

f) 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.

g) 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