Chadsworth Homeowners Quarterly Meeting

Thursday, April 8, 2021 6:30pm-7:50pm

Board Members present:

Gwen Snyder, Karen Yoder, Anthony Blair

Blake Kennard and Iain Deckard absent

Meeting called to order by Gwen

Board Introductions given, including ACC members Erin McClure and Maury Richmeier

Minutes approval from last meeting, Anthony motioned, and approved.

Treasury report given by Gwen providing collected and outstanding dues for this year.

Motion to approve by Anthony, approved.

OLD BUSINESS

Entrance upgrades

Request volunteers to work on the 3 entrances to put in new plants and general cleanup

Budget of $1500 set aside for this project

Reviewed need to start up sprinklers across the neighborhood

Geese update

Karen noted that Do Not Feed signs have been placed along both lakes. Noted feeding the wildlife is not good for them and disrupts their natural instincts. The geese cause damage to the grass and leave the areas including the sidewalks filthy with diseased droppings. Requested that neighbors stop feeding and let the board know if anyone continues as fines can be levied. Two signs were vandalized and repaired. Door flyers were passed out at all lake facing homes requesting to not feed. Discussed the ability to use green lasers to scare away the geese. Potential for the HOA to purchase swan decoys as another means of deterrent.

Common Areas Maintenance

There are several large cottonwood trees that need to be trimmed near 2429 and 2433 Chadsworth.

Rock project – plan to complete the rocking project along the west lake to prevent further erosion. Vendors provided quotes and exact vendor to be picked and scheduled.

Financials

Board has access to the existing Quickbooks account now, but the previous board has failed to relinquish control of it and still has complete control over the software. The previous board has been removed from the actual bank accounts however. Looking now to a less expensive version of Quickbooks as the premium version features are not needed.

Gwen did a quick audit of the accounts and all invoices and deposits match what the bank records and Quickbooks indicated. This information is available to any homeowner upon request.

Past dues are being worked on. Eleven homes owe more than $1000 in past dues. Several homeowners have paid their past dues now that the new board members are installed. The board is planning on visiting with those eleven homeowners in effort to collect the dues. The board will place liens on homes where no attempt to pay is identified and are past due by at least three years.

Title companies have all been contacted with the new contact info for the HOA when homes are sold in the neighborhood to collect any past dues and ACC fines. Collection agencies and interest charges were discussed and can apply to delinquent homeowners.

Miscellaneous

Bids for mowing services are to be sought before the existing contract expires next spring. Learned that the 21st street islands just south of the neighborhood are the HOAs responsibility to have mowed and watered.

Fountains – were originally installed by homeowners and not the HOA. The Board cannot approve replacements until we understand the costs associated with ongoing maintenance and repairs.

PO Box – box is currently housed at the airport post office. Plan is to move the box to the Maize Post office in July as it is a closer location and annually cheaper option.

New Business

Board positions – currently have 5 serving. There is room for a total of 9. If anyone is interested in serving, please submit your resume to be reviewed and voted on by the board. A majority vote is required to be approved to serve.

Welcome Committee – Rick Stevens offered to be on the committee led by Karen Yoder and Nicolette McClure

By Laws Committee – Gwen Snyder and Erin McClure are currently reviewing the covenants for updates and edits. Welcome any additional homeowners who may have legal background or previous HOA experience to assist.

ACC Update

Violation letters are certified mailed to homeowners that explain the violations and provide a reasonable time to correct. ACC Fines were passed out to those present and once they have been placed on the website, they are enforceable and collectable to the HOA (net 30 terms) should remediation not take place as requested. ACC Fines that are not paid are added to the annual dues, including late fees, in the letters sent each January.

Solar Panels – discussed with homeowners and would be decided on an individually requested basis by the ACC Committee. Suggested reviewing other area HOA covenants for how solar panels are addressed.

Homeowners Forum

Discussed upgrades to playground needed; new equipment; turf materials; grass; sprinkler system (the only area watered by City water and not a well which can be costly some months) Requested volunteers to put together a committee to review options and costs.

Wetlands trail – idea was presented to connect the neighborhood to the Pracht Wetlands Park just north of the area. Individuals would need to come together to research this and report back.

Meeting was closed at 7:50pm