

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, MARCH 20, 2008
JACARANDA PUBLIC LIBRARY
2:00 PM**

Following a brief Town Meeting, the Board of Directors meeting was called to order at 2:15 p.m. by the President, Noreen Anderson. Notice had been posted early Tuesday morning, March 18th.

Board members present were: Noreen Anderson, Larry Wills, Bob Poglitsch, Norman Rao, Milton Shermet and Whitney Armstrong. Jean Leach, Property Manager and fourteen owners were also present. Director Evelyn Moriconi was absent.

The minutes of the January 17th meeting were approved.

Treasurers Report – Larry Wills reported \$52,219.77 in Reserve Account, \$79,951.86 – total accounts receivable, \$80,051.86 – total other assets.

Announcements and Correspondence – 516 Pendleton Dr, the home of the late Mary Estelle Florey, is for sale. The garage door has been painted. Noreen read a letter of resignation from Jean Leach. Jean will be here until April 13th. April payments should go to Jean and owners will be advised as to the May payment.

Committee Reports

Property Management Report - Letters noting property violations found on the walk-around have been mailed. Letters are also being out to those in arrears on their maintenance fees. Letters are going out to those who have not sent in homeowners' insurance verification.

The shuffleboard court will be repaired next week.

Work on the phone directories is progressing. Phone numbers and addresses are being edited.

Social – Norman Rao gave a report on the First Annual Steak Out that had been held on March 11th. An announcement was made of the next event to be held at the gazebo – a “Spring Fling” on April 11th. A notice will be posted soon.

ARB – Bob Poglitsch read a request for a storage facility to be erected in the back of a residence. Discussion followed. Larry read Article 6.2 – 6.3 of the documents concerning additions and alterations. Motion was made and seconded to table ARB request per further discussion.

Irrigation – Bob stated that complaints about irrigation problems placed into the correct box at the pool would be taken care of.

Mowing and Lawn Care – Milt reported that we have received one bid from a lawn care company and are waiting for two more. A decision will be made soon on a new vendor for lawn service.

Recreation – Pool - Norm reported that the jets and heater are not working properly and Southwest Pools has been called. A request was made to have chlorine level checked.

Masters Association - Priscilla Lodge gave the Board a copy of the new governing rules. The Masters Association Newsletter will have a reference to pool break-ins throughout chestnut Creek. There will be work done on the lake. New signs are being designed for community entrances. Bob said to call Fred Torrington concerning problems on common grounds.

Beautification – Noreen reported that Barbara Brack has resigned as chairman but will work with whomever takes it over. New members are needed. The Board recognized Jane Ronketty for her work pruning bushes at the pool.

Unfinished Business – Noreen edited the document section of the phone directory to include the latest changes.

Common and Pool areas trimming and maintenance - Milt made a motion to accept the bid from Appollyon Enterprises for ground maintenance. Norm will call them to accept their bid. **The motion passed unanimously** with all directors voting “aye”.

Roof Dish at 510 Pendleton Place – **Motion was made and seconded** to consult our attorney regarding the legalities of having a satellite dish on the roof. **The motion passed unanimously** with all directors voting “aye”. However, then Milt Shermet recommended sending letter to owner advising him he had never filed an ARB request. We will start at the beginning and then move on to Attorney.

Noreen reminded everyone to send in proof of insurance.

New Business

Board Spending Guidelines – **Motion was made and seconded** that the Board deem the sum of \$100 as petty cash to be used without Board approval.

Request for \$100-\$500 must be signed by the President or Treasurer and one other Board member.

Any amount over \$500 must be approved by a majority of the Board except in the case of emergency. After a brief discussion **the motion passed unanimously** with all directors voting “aye”.

New Lawn Mowing Service – Milt made a motion to terminate Martini Lawn Service and Norm seconded. Jean will send letter to Martini ending service on March 21 with payment for March. **The motion passed unanimously** with all directors voting “aye”.

- **Sales**

A discussion was held concerning a prospective buyer who has a large dog. Noreen read from a letter from his doctor requesting that the buyer be allowed to keep his dog even though it doesn't conform to the size allowed in the documents. **A motion was made for Noreen to call the attorney about this matter** considering the fact that the ADA might come into play. Milt seconded. **The motion passed** unanimously with all directors voting “aye”.

The next meeting will be held on April 17 at the library.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Whitney Armstrong, Secretary