

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, SEPTEMBER 18, 2008
JACARANDA PUBLIC LIBRARY
2:00 PM**

The meeting of the Board was called to order at 2:40 p.m. by the president, Noreen Anderson. Notice had been posted Tuesday, September 16th. Board members present were: Noreen Anderson, Larry Wills, Milton Shermet and Whitney Armstrong and Candy O'Grady, Manager. Sixteen owners were present.

Noreen called for a motion to approve the minutes of the May meeting. Milt made the motion to approve and Larry seconded.

Treasurer's Report – Larry reported that the assets are \$110,582.57

Announcements and Correspondence – Letters have been sent out by Candy to all Villas homeowners whose properties were in need of cleaning up. She reported a positive reply and cooperation from the homeowners. The new owner of 428 Pendleton Dr. requested permission to put concrete between his driveway and that of his neighbor. Permission was given.

Committee Reports

Property Management Report – Martini Co. is suing us for payment for work he claims to have done. The charge is being looked into. Candy will be present at our Gazebo on the second Tuesday of each month. She will arrive between 1:00 and 1:30. Candy will be arrange a meeting time with the Budget Committee, Tom Eckles, Howard Grubb, Judy Sullivan and Treasurer Larry Wills, to go over figures for the 2009 budget.

Social – Whitney announced that after a quiet summer, the first event scheduled is a Halloween party at the Gazebo with pizza being served and costumes optional. Further information will be announced at the Oct. meeting.

Shuffleboard – The new season will begin the first Tuesday of November. The court has been repaired and the new surface does not need waxing.

Irrigation– Dave has been very responsive as to broken sprinkler heads.

Mowing and Lawn Care - Milt reported that all the lawns look good. Kelly has been cooperative and his mowers are lighter and move faster than the ones used by the previous company. The chemicals are working on the weeds.

Masters Association - In Priscilla's absence, Noreen reported that Priscilla has written a letter to be put in the The Master Association next newsletter concerning the problem of trespassers.

Beautification - No committee.

Unfinished Business - A general discussion had been held before the start of the meeting concerning the security problems around the pool.

Candy reported on looking into the possibility of having the pool furniture professionally cleaned, but it appears that the Hadley's had already cleaned it.

Sales – The Estelle Florey house at 536 Pendleton Drive has been sold to Richard Morris and his wife Wanarach. They both meet the age requirements and a motion was made by Milt to accept the sale. Whitney seconded it and the motion passed unanimously

The next meeting will be on Oct. 16, 2008

With no further business, Noreen adjourned the meeting at 2:50.

Respectfully submitted,

Whitney Armstrong

Secretary