

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

The meeting was called to order by President Noreen Anderson at 2:15. Notice had been posted Tuesday, December 16th. Board members present were: Noreen Anderson, Larry Wills, Milton Shermet, Norm Rao, Bob Poglitsch and Whitney Armstrong with Evelyn Moriconi absent. Candy O'Grady, Manager and twenty residents were also present.

Noreen called for a motion to approve the minutes of the November meeting. The motion was made, seconded and passed by vote.

Treasurer's Report – Larry reported that total current assets are \$119,386.25.

Announcements and Correspondence – None.

Committee Reports

Property Management Report – Maintenance fee coupon books for 2009 are available for distribution..today. Candy reported that there are new tracking sheets showing letters to residents concerning code violations, follow-up letters and compliance.

Social – Whitney reported that the scheduled Cookie Exchange was cancelled due to lack of interest. The annual Game Night will be held on Jan. 20 but at Woodmere Park instead of the Audubon Building as it has been in the past. A notice will be posted at the pool with all information..

Recreation – Marion Lange reported that everyone is enjoying the new shuffleboard court and new players will be welcomed. Jane Ronketty reported that water aerobics continue, weather permitting, and invited anyone interested to participate.

ARB – Bob reported that approval was given to a resident on Bayport to put up a cage with a screened roof.

Irrigation. Bob Poglitsch told residents that if they experienced low pressure in their sprinklers the cause could be a leak in their line. They should call him to report this problem. If an additional sprinkler head is requested, the homeowner would be responsible for the cost of the installation.

Nominating Committee – Larry Wills and Bob Poglitsch agreed to serve another term. Noreen asked those in attendance if anyone wanted to serve on the board but got no response.

Mowing and Lawn Care - Milt reported that the next mowing will be January 8. The leaves are falling late this year so the bagging of the leaves will start in January.

Master Association - The report was read by Whitney Armstrong in Priscilla's absence. The proposed budget for next year should be in the mail this week. There will be no increase in the annual fee. Management took care of cleaning out the swail per Trudi's request at the November meeting. The new entrance signs should be ready by March.

Unfinished Business - Noreen asked for a motion to approve the Budget that keeps our monthly fee at \$136. All voted in favor.

New phone book update – forms will be sent out to every resident to fill out with all information to be included in the book.

New Business . Noreen brought up the subject of new siding for the gables of the homes in Pendleton section. Larry Wills reported that the wood on the gables is beginning to rot. A discussion followed on the strengthening of the gables and the roofs. Owners may get an insurance rebate if this is done. Noreen said that if a resident wants vinyl siding on the gable end of the roof and presents a sample of the siding that matches the paint color, they should be able to have it and be responsible for its upkeep. She called for a motion for residents to approach ARB with requests for siding. Each request will be judged individually. Motion was made, seconded and approved.

Milt brought up the subject of rentals. He thought It might be a good idea to permit rental of units during these bad economic times. A discussion followed with input from the homeowners present on the pros and cons of changing the rental policy temporarily. This would entail changing the Documents and would have to go through an attorney. Noreen suggested sending out a ballot to all residents to find out if there is any interest in discussing the matter at the January meeting. The ballot would consist of "Yes" "No" "Undecided" and a line for comments.

The annual Homeowners Meeting will be on Feb. 18, at 2:00 in the Church of the Good Shepard on Center Road.

.
The next board meeting will be on January 16.

The meeting was adjourned at 3:10.
.

Whitney Armstrong
Secretary