

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY JANUARY 15, 2009  
JACARANDA LIBRARY  
2:00 PM**

The meeting was called to order by Noreen Anderson, President, at 2:20. Notice had been posted Tuesday, January 13. Board members present were: Noreen Anderson, Larry Wills, Milton Shermet, Bob Poglitsch, Evelyn Moriconi and Whitney Armstrong. Vice-President Norman Rao was absent. Candy O'Grady, Manager, and twenty-one residents were also present.

Noreen called for a motion to approve the minutes of the December meeting. The motion was made and seconded.

**Treasurer's Report** – Larry reported that total total current assets are \$123,376.36.

**Announcements and Correspondence** – None.

**Committee Reports**

**Property Management Report** Candy distributed copies of the list of homeowners who are behind on their monthly maintenance payments. Letters have been sent out to those whose property is in need of attention. Candy will be at the gazebo the 2<sup>nd</sup> Thursday of each month at 1:00, along with a Board member.

**Social** – Whitney reminded everyone of Game Night on Jan.20 at Woodmere Park and announced the Valentine Brunch to be held at the Gazebo on Feb 14 and the upcoming 2<sup>nd</sup> Annual Steak Night which will be held in March. Information will be posted at the pool for these events at a later date.

**Recreation -** Marion Lange reported that more players are needed for shuffleboard which is played at 9:30 on Tuesdays.

**ARB** – Bob Poglitsch stated that some Pendleton residents are interested in the possibility of obtaining new front doors with a window in it, especially those without the side window. Also, some are interested in possibly putting a 'screen lanai' up in the entryway to keep debris out. He requested a committee from Pendleton be formed to look into new front doors. Noreen noted that the changes would have to be voted on and the documents changed. A discussion followed. The committee would pick out the door that would be acceptable for homeowners to purchase. A suggestion was made to change the docs for the new doors and the screen lanai at the same time. A committee of three was formed for Pendleton doors.

**Irrigation.** No report

**Mowing and Lawn Care** Milt reported that Hoskins came and sprayed. They will spray the first Monday at Pendleton and Tuesday at Bayport every other month. They will inspect lawns in between and will do the lawns that need spraying and will put up flags afterwards. Please call Evelyn with any problems.

There will be mowing every two weeks until March 1. Kelly will schedule raking under the oak trees and cleaning of the leaves at the entrance. 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.

**Masters Association** - Priscilla Lodge reported that the new neighborhood entrance signs should be ready in March. The annual Meeting is on Jan. 27. All homeowners will be getting a letter from the Association concerning vandalism in Chestnut Creek. Extra patrols from the Masters Security board will take place. She reported that people from outside the Villas who have no reason to be at the pool have been seen there. She will bring up the subject of lights at the entrance at the next meeting. Regarding the lily pads in the pond between Pendleton and Bayport, she reported that carp will be introduced to the pond to eat the pads.

**Beautification** - No report.

**Unfinished Business** -

New phone book update – all forms must be sent in now if any changes are to be made in the new book.

**New Business** . Milt suggested that more of the Bayport lamps be purchased from Wilson Lighting now in case they go out of business.

**Sales** - No sales this month but it's been noticed that a lot of cars are driving through the Villas looking at the houses that are for sale and picking up brochures.

**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 March 19.  
The meeting was adjourned at 3:00.

Respectfully submitted:.

Whitney Armstrong  
Secretary