

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY DECEMBER 17, 2009
JACARANDA LIBRARY
2:00 pm**

The meeting was called to order by Noreen Anderson, President, at 2:15 PM. Notice had been posted on Tuesday, December 15th. Board members present were Noreen Anderson, Larry Wills, Milton Shermet, Norman Rao, Howard Grubb, Whitney Armstrong, and Manager Candy O'Grady. Evelyn Moriconi was absent. Eleven homeowners attended.

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

Treasurer's Report - Larry Wills reported the following: Checking - \$ 44,692.89; Money Mkt Res. - \$ 91,225.68; Money Mkt. Sup. - \$ 33,306.68; giving a Total of **\$169,605.73**.

Announcements and Correspondence - A letter was read from Mr. Plant of Bayport. He wrote that their daughter, Cheryl, 43 years old, who has been living with the Plants for the past 14 years and is the heir of their estate, would continue to live at 819 Bayport Circle if her parents, Gary and Leona Plant, were to move to an assisted living facility or were to pass away. She would take on the responsibility of paying all fees. Since the bylaws state that 20% of the homeowners may be under 55 years old, and mainly for inheritance purposes, there would be no problem.

Committee Reports

Property Management Report - Aging report and tracking violation sheets were distributed. Aging notices go out on the 15th of the month.

Social - Whitney gave a report on the recent brunch at the small gazebo by the pool and announced that the Game Night would be held at the Woodmere Park in the same room as last year on January 21. A notice and sign-up sheet will be posted at a later date.

Marion Lange reported that she and Ken were no longer in charge of shuffleboard but that all was going well and the players were enjoying the game. She invited anyone interested in playing to come out on Tuesdays at 9:30.

Irrigation - Howard reported no problems to speak of. The lawns are looking good. Milt said that he had talked with Jim Kelly and the leaves will be raked the third week of January.

Pool - Norm reported that the picnic tables in both gazebos have been painted. There have been 3 bids received to resurface the deck around the pool. Bill Jones, our regular pool person, submitted the lowest bid of \$550. Three bids to put mulching around the pool have been received with Don Anderson submitting the lowest one. Candy called Absolute Aluminum concerning the possibility of putting up a pool cage. Don Anderson reported on the possibility of attaching screening of a sand color to the fence around the pool. The cost would be \$77.97 for 6' x 50'. One hundred feet should be enough. The tennis court needs weeding.

Masters Association - Whitney read Priscilla's report in her absence. Priscilla's term expires at the annual meeting in 2010. Paul de Percin was introduced at the meeting as a candidate for the Master Board. Homeowners will be receiving voting information in the mail for the annual meeting which will be on Jan. 21. There is now a Grievance Committee for violations which will make the

rules easier to enforce. She asked for people to volunteer to work with the Masters Association and thanked everyone for their help and support during the past two years.

Unfinished Business

Sidewalk washing - Larry Wills stated that he had read that we are now in phase 3 in water conservation and no pressure washing is allowed. He will look further into this matter. Sidewalk washers would use homeowners' water.

Bulletin Board - Howard will check on getting a knob for the public side of the bulletin board.

A motion was made and seconded to amend the Board of Directors Meeting Rules to allow the **Open Town Meeting** take place just before the adjournment of the Board of Directors meeting instead of prior to the beginning of the Board Meeting. This would allow homeowners to ask questions concerning what had been discussed. It was approved.

There were no sales.

The next meeting is Jan. 21, 2010.

The Meeting was adjourned at 2:45.

Respectfully submitted,

Whitney Armstrong
Secretary