

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY March 18, 2010
JACARANDA LIBRARY
2:00 PM**

The Meeting was called to order by Norman Rao, Vice President, At 2:05. Notice had been posted Tuesday, January 17 and was also on the web site. Noreen Anderson and Evelyn Moroconi were absent. Present were Directors Milt Shermet, Howard Grubb, Whitney Armstrong and Larry Wills. Candy O'Grady, Manager and five residents were also in attendance.

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

Treasurer's Report – Larry reported that there is \$49,949.50 in Colonial Checking Account, and \$33,387.87 in Superior MM, and \$101,546.56 in MM Reserve. \$100 in petty cash. Total \$182,751.97

Announcements and Correspondence – none

Property Management Report - Candy handed out aging report and stated that the largest amount owed is due to a short sale and will be repaid as soon as the closing is held..

Social - Whitney reported that the Cookout which had been held on March 15 had been a success with 32 people attending. Even the weather cooperated.

Irrigation - There were some questions concerning fallen leaves blocking a drain on Bayport and flooding the street. Milt said that anyone with a problem like that should call him and he would get in touch with Kelly to come and rake the leaves up.

Lawn Care – Larry Wills suggested to Milt that he ask Kelly to slow his mowers down because they are going too fast especially around the poles – bouncing around and leaving ruts. Milt will call.

Pool Norm reported that the solars are up and running. Milt said there have been complaints about leaves in the pool and a discussion followed about the possibility of using a robot skimmer or getting a vacuum that would be a hose that would stay on the bottom of the pool. Bill has started filling in the cracks in the deck and should start painting as soon as we get some good weather.

Masters Association - None

Unfinished Business – Sales – Bencks house at 845 Bayport . The buyer is Darlene Curtin and the closing is March 25. She met all the criteria and the application was approved.

Milt reported that the Garage Sale was a success. The signs worked and have been saved for next year. A discussion followed as to when the sale should be held next year. Advertising in the Gondolier brought out a lot of people. Milt will organize a meeting to choose the date.

Larry requested a motion to transfer \$30,000 from Colonial MM to Superior to bring the amount in Colonial down below \$100,000.00. Milt made the motion and Larry seconded. It was approved.

Bob Poglitsch reported on the possibility of having optional screening of the front entrances of the houses. He recommended a standard screen with white for Bayport and Bronze for Pendleton. He had two quotes and the lowest one is \$290.00. submitted by Mullett Aluminum. There would be a foot and a half of screen on each side of the screen door. Price includes installation. Bob make a presentation to the Board at another meeting including all the details so we can formally approve the screen,

Larry suggested we replace the toilets in the rest rooms and repaint. The door on the Ladies Room needs to be repaired and the lock is not working right.

A motion was made to adjourn at 2:50.

Respectfully submitted,

Whitney Armstrong, Secretary

Open Meeting - A discussion of storm shutters took place. Judy Gianotti will get information for the Board on the newest type of accordion shutters.