

**BOARD OF DIRECTORS MEETING**  
**THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.**  
**THURSDAY April 15, 2010**  
**Church of the Good Shepherd**  
**2:00 PM**

The meeting was called to order at 2:10 p.m. by President Noreen Anderson. Directors Whitney Armstrong, Evelyn Moriconi, Milt Shermet and Larry Wills were made up a quorum. Manager Candy O'Grady and 20 residents were also in attendance. Directors Howard Grubb and Norman Rao were absent. The agenda was posted at the pool and on our website.

**Minutes of Previous Meeting** - A motion was made and seconded to dispense with the reading of the minutes from the March meeting and to approve them as read and posted. The motion passed unanimously.

**Treasurer's Report** – Larry reported that there is \$50,004.37 in Colonial Checking Account, and \$63,417.47 in Superior MM, and \$75,047.93 in MM Reserve. \$100 in petty cash. Total \$186,430.77

**Announcements and Correspondence** – None.

**Property Management Report** - Candy handed out aging report and stated that letters would be going out on Friday...

**Social** - Whitney announced that the next event would be a Farewell Party and would be held during the first week in May. Details will be posted at the pool.

**Irrigation** - Howard was absent, however low water pressure was briefly discussed.

**Lawn Care** – Milt reported that the lawns are being attacked by droppings from the trees and that the growth of grass has been very slow due to the cold weather. He said that Kelly has used his men to pick up leaves 7 times this year, getting around once to everyone – the leaves continue to fall.

Evelyn announced that on Monday morning Hoskins will be around to examine the lawns and will start putting insecticide around where needed.

**Pool** - In Norman's absence Noreen reported that the problem of too much water in the pool has been corrected and everything is OK now. Milt asked about the possibility of getting a permanent vacuum for the pool. Larry said it is illegal to use a vacuum in a commercial pool unless the pool is closed at the time. It cannot be left in the pool for safety reasons.

**Masters Association** - No report.

**Unfinished Business** – Screening – Bob Poglitsch gave a follow-up report on the possibility of homeowners putting screening up in their entry-ways. The best quote was from Mullet Aluminum for \$290 for material and labor. Absolute Aluminum's price was \$357. Noreen asked if they were comparable in sturdiness and said that the screen entrance would be optional for each Villa, but all must meet pre-set regulations that would be determined by the committee made up of Bob Poglitsch, Evelyn Moriconi, Larry Wills and Ray Cook. A discussion of pros and cons and potential problems followed. Bob, Evelyn and Ray Cook will look at some actual screenings, doors available and report back. No one present from Bayport was interested in having a screen entrance.

**New Business** - Noreen announced that the pool restrooms need a major overhaul including new toilets and sinks, cabinets and walls repaired in both men's and women's rooms. We already have a bid of \$2,000 for the labor only. A motion was made to proceed and get 3 or more bids for the job and go ahead with the project.

**ARB** – Rose Krause and Susan Asselta for aluminum siding to be placed on their gables. The siding had been approved previously and a motion was made and seconded to approve these applications.

Gdovick on Pendleton applied for a 4" drain placed underground in the front and back of their house for drainage due to improper landscaping. This will be postponed until it can be determined how it is going to open out in the front of the house.

**Lawns** - Since our lawns have taken a beating because of the cold weather the Board would consider having the association to look into the cost of helping home owners with the purchase of a flat of St. Augustine Floritan lawn plugs if residents wish to plug their own lawns. Noreen did urge patience for the next few months to see if the lawns will improve with warmer weather.

**Sales** – The following sales applications have been approved

1. Joan Woeling – from Alfred McGough – 842 Bayport
2. Dale and Karen Bruesewitz – from Helen Hedlund – 416 Pendleton
3. Jim and Linda Gdovick – from McGreevy estate – 450 Pendleton
4. Richard and Marie Hayes– from Barbara Brack – 418 Pendleton
5. Jeffrey and Gigi LaBerge for mother – from Maureen Heakin – Cliff Lamberty estate 853 Bayport
6. Charles DiGiosaffatte – from Lila Ellis – 840 Bayport

Regarding the La Berge purchase where the buyers are not yet 55 yrs. of age, the legal resident of the home must be of age, which allows children to buy a home for a parent or parents.

Milt asked if we have a Greeting Committee since we have had so many sales in the past month. Marian Shern handles the greeting and welcoming of new residents.

### ***OPEN MEETING***

A question was raised concerning the possibility of one resident wanting a doorway screen and the roommate not wanting one. A discussion followed. A suggestion was made that we install motion sensor electric switches in the restrooms.

There is a small crack in the shuffleboard court.

Will Hoskins spray the backyards of the homes?

A discussion was had as to what we should do when there are children in the pool who do not belong here.

Spending guidelines - \$100 – 500 must be can be approved by the President and the Treasurer. Over \$500 the Board has to approve with a vote. The treasurer has a petty cash fund of approximately \$100 for minor but necessary expenses to the property. Receipts must be submitted for reimbursement.

The meeting was adjourned at 3:25.

Respectfully submitted,

Whitney Armstrong,  
Secretary