

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

The Meeting was called to order by Manager Candy O'Grady at 2:20. Notice had been posted Tuesday, November 17 and was on the web site.. Board members present were:, Larry Wills, Whitney Armstrong, , Milt Shermet,. Evelyn Moriconi and Howard Grubb. Candy called for a motion to approve the minutes of the October meeting. The motion was made and seconded.

Treasurer's Report – Larry reported that there is \$63,826.32 in the Checking Account, and \$63,839.58 in Superior MM, \$99,086.78 in MM Reserve and \$100 in Petty Cash. Total \$226,283.68. Milt asked if all the funds are in one bank and Larry replied that they are in separate banks. The Treasurer's report was accepted as read.

Announcements and Correspondence – none

Property Management Report - Candy handed out copies of the aging report.

Social - Whitney reported that the planned November Brunch was cancelled due to lack of participation. A wine tasting party is planned for early Dec. and details will be posted at the pool. Party signs will be put up, also.

Irrigation - Howard reported that the piping on Bayport Circle is being replaced with PVC. Work is now in process.

Evelyn stated that we have a new company, Massey, for fertilization and insecticides. She asked for people to watch to see if the workers are taking proper care in the treatment of our lawns. Milt said that he watched one man putting down a lot of insecticide and fertilizer.

Lawn Care – Milt noted that we have lots of brown spots and said the watering may be cut from two times a week to once if water restrictions take place.

(correction: Watering was already at one time per week.)

Shuffleboard - Candy said the cracks in the shuffleboard court are caused by settlement and said she would look into getting them fixed.

Masters Association - None

Unfinished Business

Screening – Howard said that there were two applications for the screening to be put up in their front doorways. Evelyn suggested that the people who are

interested in getting the screening call her and if we have 5 people who are interested we may be able to get a lower price.

New Business

ARB Howard had several applications:

Snyder at 454 Pendleton – block-tile patio 12 ft x 24 ft

O'Brien at 440 Pendleton - screening

Bailey at 430 Pendleton – screening

It was noted that the Baileys have moved out since they made their application in August.

Ed and Marie Dugan at 510 Pendleton – vinyl siding (this was approved in Oct).

Salas – Replacement windows on the side, same style as existing windows – thermal pane.

Milt moved to approve all permits. Howard seconded. Permits were approved.

Presentation and Vote on Budget for 2011

Candy explained the changes and increases and the budget was approved with corrections.

The meeting was recessed at 2:20 and the Open Town Meeting followed.

Board Meeting was reconvened at 2:45

Larry Wills answered questions concerning his front door. Howard suggested we check back in the minutes to see what exactly has been approved concerning front door design.

Candy advised that we no longer are able to have a directory with telephone numbers. We now have to have forms signed by everyone giving us permission to print their numbers. She will take care of this problem.

Milt commented that we have to get the dead bushes and trees, etc., cleaned up from the common grounds.

It was moved and approved that the meeting be adjourned at 3:00.

The next meeting will be on Dec. 16.

Respectfully submitted,

Whitney Armstrong

Secretary