

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY April 21, 2011
JACARANDA LIBRARY
2:00 PM**

The Meeting was called to order by President Noreen Anderson at 2:00. Notice had been posted Tuesday, April 19 and was on the web site. Other Board members present were: Larry Wills, Whitney Armstrong, Doug Rowe and Howard Grubb. Noreen called for a motion to dispense with reading of the March minutes since they had been read individually and posted on the web site. The motion was then made and seconded to dispense with the reading and to approve them as read.

Treasurer's Report Larry reported;

Checking – Colonial	\$ 20,900.18
MM Reserve	116,316.87
Superior Bank MM	104,183.07
Petty Cash	100.00
Accounts Receivable	<u>1,889.00</u>
TOTAL	\$243,389.12

Copies of the Statement of Operations is available at the office.

Announcements and Correspondence –

Noreen read Evelyn Moriconi's letter of resignation from the Board. She will still monitor the pesticide company until we decide whether he stays or not and will continue to be the contact person for related problems.

Management had received a letter of complaint from a homeowner concerning the slowness of the pool project and the dirt still remaining at the pool after the Clean UP Day.

Property Management Report - Candy handed out copies of the aging report. She reported that Unit #199 is in foreclosure and she is still trying to find and contact an heir for #202. A question was asked concerning #255. Candy told the bank they have to keep the electricity on. She encouraged residents to report anyone seen entering or leaving an empty property to the Sheriff. It was suggested that we have a set procedure for checking on houses that are empty or in foreclosure. Candy suggested we contact the attorney on the problems with the empty Brown house, #202. She was given permission to see what options we had in such foreclosure instances.

Social - Whitney announced the end-of-the-year party will be held on Tuesday, May 10, at the Pool Gazebo. A notice will be posted at the pool soon.

Irrigation - Howard reported that the new pump had been installed. The old well pump is in the plastic storage cabinet behind the bathhouse to be used as backup in an emergency. Dave has been around checking on sprinkler heads. The length of time the sprinklers will be on has been increased from 1 hour to 1 ½ hours. He reported that the sprinklers will come on after midnight for 15 or 20 min. on an unroutine schedule so that we can get some extra water due to the dry conditions.

Lawn Care – Larry – Disaster! Big problems with Ultimate. They want to change their cutting schedule to Mon. or Tues. from Thurs. due to recycle bins and garbage cans being out. Larry said they are giving him a hard time regarding their service and thinks we should get another bid and change companies. Noreen suggested we take a look at “Kutz” lawn cutting co. and to get as many bids as we can. Next week they’re to cut on Thursday, but on Tuesdays after that.

Recreation - Doug reported on the work recommended by the Committee that had Board approval: The cement work around the pool is done and the fence is due to go up Tuesday of next week. Key Landscaping who was hired to take out some brush and a Palm tree at the far end of the tennis court hasn’t finished the job – the palm tree is still standing. They have to finish the job before they get paid the \$900.00 due them. After the cement cures the ‘cool deck’ topping will be applied by Jason, the concrete vendor.

Tennis court - It is done. A new net was purchased for \$190.00 additional expense. Contractor is coming back to do the shuffleboard. He will grind everything down and put on a new surface. The contractor will confer with Howard and the contract will be approved by him. An inquiry will be made to determine if the surface can be painted the same blue as the tennis court.

The pool furniture has been cleaned and is in good condition.

Masters Association - None

Unfinished Business

Pool – Doug reported that there is a green slime on the walls of the pool. Larry will call Bill. Larry has shut off the heater and will find a way to shut off the solar panels because the pool is getting too warm in the afternoon.

The 2011 Villas Directory is at the printer’s and we should have it in a week.

Comcast contract - Candy reported that she has signed a new five-year

Contract. Our rate reduction is \$7.31 per unit per month. Larry stated that if you call Comcast for a new installation you have to pay them; if it is a repair you don't. **A motion was made and seconded** that we do sign this 5 year contract At \$24.95 per unit per month. It was **approved**. A signing bonus of \$17,000 has been received.

Howard questioned the maintaining of the tennis court and the problem of water puddling on the court leaving sand and debris. Noreen said we will have to have the lawn people blow the court clean every week. Howard will look into the problem.

Howard brought up the fact that the electric meter at 882 Bayport has a hole in it and needs to be replaced. It handles the irrigation pump and well. Candy will contact Bob's Electric.

New Business

Bay Port doors – the doors are to **open in** and **not out**. Every front door requires an ARB request.

Shuffleboard bid was \$800, Noreen asked and received a **motion** that we accept the \$800 bid to refurbish the shuffleboard court. It was **seconded and approved**.

Noreen made a **motion** that we affirm the contract price of \$5,350 to redo the tennis court. It was **seconded and approved**.

Walk Arounds – still on the calendar. Will be done by next week.

ARB Request - Howard has a request from the Goodlets for a new door with a non-impact glass insert. White finish. A motion was made and seconded to approve this door according to specs including door opening in. All approved.

Howard suggested we erect a new overhang for the back of the pool house to protect the chemicals. He has a drawing and a price of \$207.30 for the material costs and would do the work for free if someone will help him. Noreen wants him to give her a price for doing the work so we can pay him and then he would be covered by our Workman's compensation. Howard suggested we replace the trash cans the acid is now being stored in with a tank of some kind like what the insecticide people use. Noreen suggested Howard get in touch with Bill the pool guy to see if we can get the tanks at his price.

Sales – None

The next meeting of the Board of Directors will be May 19, 2011.
Respectfully submitted,

Whitney Armstrong, Secretary