

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY October 20,2011  
JACARANDA LIBRARY  
2:00 PM**

The Meeting was called to order by President Noreen Anderson at 2:05. Notice had been posted Tuesday, October 18 and was on the web site. Board members present were: Larry Wills, Whitney Armstrong, and Howard Grubb. Tom from Lighthouse Management Services sat in for Candy. Noreen called for a motion to approve the minutes of the May meeting. The motion was made, seconded and passed unanimously.

**Treasurer's Report** – Larry reported:

BB&T Oper.	\$17,308.88
Petty Cash	100.00
BB&T MMA	136,980.23
Sup. MMA	104,591.19
Asses. Rec.	2,638.78
PrePd Ins.	<u>3,315.83</u>
	264,934.91

**Announcements and Correspondence** – none

**Property Management Report** - None

**Social** - Whitney announced that the annual Halloween party would be held on Monday, Oct 31 at the lake gazebo from 4:30 – 6.00.

**Irrigation** - Howard will meet with Dave to go over all the things on the list that he had given Dave in the Spring.

**Mowing and Lawn Care** – Larry reported that Ultimate is not doing a very good job. They have been missing spots. Every week there are complaints about something.

The floor was opened for opinions.

Edging around landscaping is not being done.

Trimming around water meters is not done regularly

Noreen said that a new company, Dean's Cutting Edge, has been interviewed for approximately the same price. Ultimate will need a two-month notice. Larry will call Dean to invite him to a meeting to explain how this company compares to Kelly and Ultimate. They want to start Jan.1, 2012.

Noreen made a motion that send a letter of termination before November 1<sup>st</sup> to Ultimate and that we hire Dean's, or someone else, for the amount of \$2350.00

per month. Ultimate's fee is \$2360.00 per month. Howard Gerubb seconded and the vote passed unanimously.

**Recreation** - Noreen praised Doug Rowe and the beautification committee for the hard work on making the pool area so attractive and stated that more members of this committee are needed. The leak that had been repaired does not have Cool Deck coating and everyone should be aware that that spot can be very hot on the feet.

Howard found water dripping from solar panel – Don Anderson will check on it. New heaters and the possibility of GeoThermal heating system were discussed.

**Unfinished Business** - None

**New Business**

**ARB** Howard had several applications:

- Kenneth Brown and Jane Rodgers, 518 Pendleton Pl –siding
- Garland Brassfield – 444 Pendleton Dr. – replace garage door
- Larry Wills – removal of tree in front yard.

A motion was made and seconded that we approve all ARB requests. All were approved.

Noreen made a request for volunteers to do the Fall Walk Through and to check the driveways in particular.

**Budget** – Tom presented the budget for 2012 which keeps the maintenance fee at \$136.00 per month however, Howard had some questions on several items and replacement costs. Noreen asked Larry and Howard to meet with Candy to go over these budget items.

**Sales** – A motion was made and seconded to approve the following sales

- 518 Pendleton Pl – Jane Rodgers and ken Brown
- 520 Pendleton Pl – Jerry Haas
- 841 Bayport Cr – Tom Imholt
- 886 Bayport Cir - Patricia Joguera

All were approved unanimously.

**2012 Election** - Those running: Noreen Anderson, Whitney Armstrong and Doug Rowe

The meeting was adjourned at 2: 50. The next meeting is Nov. 17.