

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, NOVEMBER 17, 2011
JACARANDA LIBRARY
2:00 PM**

The Meeting was called to order by Candy O'Grady, Manager At 2:05. Notice had been posted Tuesday, Nov.15 and was on website. Board members present were: Larry Wills, Howard Grubb, Whitney Armstrong and Doug Rowe. Eighteen residents attended. Candy O'Grady, Manager, chaired the meeting and after calling the meeting to order and establishing a quorum, she called for a motion to approve the minutes of the October meeting. The motion was made and seconded. The minutes were approved.

Treasurer's Report – Larry reported:

BB&T Oper.	\$21,278.78
Petty Cash	100.00
BB&T MM	140,440.43
Superior MM	104,642.48
	Total Assets: 271,920.36

Announcements and Correspondence – There are two liens pending. One on the Brown house and one other one.

Committee Reports

Social - Whitney commented on the Halloween party and the brunch that had been held that morning. There are no activities planned for Dec. or Jan. If any one has any ideas for a party in Jan and would like to take it over, we have all the supplies in our garage.

Irrigation. Howard reported that there is not a lot going on right now. The grass is looking good and the system is working for now.

Recreation No report

Unfinished Business -

Lawn Service Larry reported that we have terminated Ultimate Lawn Care at the end of Dec. We have a contract with a new company, Deans Cutting Edge. Three men own the company and they all speak English. They don't hire anyone else.

Howard proposed hiring a brush hogging company to come and clear out the brush behind the pool and tennis court at a cost of \$75 per hour. Should take 5 hours. Deans Lawn Service will keep it up once it's cut.

Masters Association Paul reported that they are looking for a new management company. There will be direct lighting at each of the entrances and they are in the process of deciding on the best way to do this, direct wire or solar. He asked if we thought that having top lighting at our intersection as well as the light on the sign would be a good idea. Discussion followed.

New Business

ARB – Anita Justice wants to put up bronze aluminum screening at the front entrance of her home. Larry Lodge wants to replace the cross beams over his entry way due to deterioration. Jerry Haas wants to put up the same siding that Anita Justice and other residents have on their homes. A motion was made and seconded that we approve all of these requests. The requests were approved.

Candy announced that the 2012 Budget has been mailed to everyone and the fees will remain at \$136.00. Howard and Larry worked very hard on this.

Candy asked if there was anything else – Doug and Howard thought that removing the trees blocking the solar panels would increase the time that the panels would be working. Larry said the panels would not be used in the new Geo Thermal System we are considering using.

Candy asked for approval of the operating and reserve budget as mailed to the owners. A motion was made and seconded. All approved the budget.

Sales: Candy had received applications for 400 Pendleton Dr. No application has been received for 881 Bayport Circle yet.

A motion was called to adjourn this meeting. A motion was made and seconded and the meeting was adjourned at 2:30. The next meeting will be on Dec. 15.

Respectfully Submitted.

Whitney Armstrong
Secretary