## BOARD OF DIRECTORS MEETING THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC. THURSDAY DECEMBER 15, 2011 JACARANDA LIBRARY 2:00 PM

The Meeting was called to order by President Noreen Anderson at 2:30. Notice had been posted Tuesday, December 13 and was on the web site. Board members present were:, Larry Wills, Whitney Armstrong, Doug Rowe and Howard Grubb. Noreen called for a motion to approve the minutes of the November meeting as they are on the web site. The motion was made and seconded.

<u>Treasurer's Report</u> – Larry reported: Reserves \$251,376.90 <u>Operating</u> 26,036.17 \$277,413.07

Howard asked if the financials will be posted on the website. Noreen asked Candy to get the financials placed on our website. All financial reports are available to residents any time.

.Announcements and Correspondence - None

<u>**Property Management Report**</u> - Candy read a letter received from Comcast regarding the delay in our receiving the contract signing bonus of \$17,000.00. The check should be received by the end of the year or begining of 2012.

Doug requested a full audit. A discussion followed and there will be an audit. There will be an audit in January.

**Social** - A game night may be scheduled for January.

Irrigation - Dave spoke before the meeting and answered residents' questions.

<u>Lawn</u> <u>Care</u> – Larry stated that today was the last day for Ultimate to do our mowing. The new company, Dean's Landscape, will start the first week in January. Larry will find out what day of the week they will be coming.

**<u>Recreation</u>** - Shuffleboard alleys will be painted green to match the tennis court.

<u>Masters</u> – Paul is not here. Priscilla Lodge had attended the latest meeting which was an open one during which the selection of a new management company was discussed. The newsletter is no longer being done.

<u>Unfinished Business</u> - Previously covered.

New Business

**ARB** - Howard reported: Norman Rao 872 Bayport – wants to remove a large oak tree at the corner of their driveway due to the fact that the roots are causing damage to their water lines. They play to replace it with a smaller tree.

<u>Elinor Dobis</u>, 474 Pendleton PI. wants to install a new storm door and acrylic windows in her lanai.

<u>Rose Krause</u>, 486 Pendleton PI, wants to install an egress window in her bedroom and acrylic windows in her lanai. The shape and size of the window will not change.

A motion was made and seconded that we approve these changes. All approved.

<u>Sidewalk Cleaning</u> – Howard suggested we use Affordable Pressure Cleaning and Painting at a cost of \$14.25 each using homeowner's water.

<u>GeoThermal Pool Heating System -</u> Noreen explained the benefits of Geo Thermal heating. The cost will include upgrading of the electric service. A motion was made and seconded to approve the Geo Thermal heating system at the stated top cost of \$25,000 with the water temperature at 85 degrees. All approved.

**Bonus Ratification** - Bonus of \$600 for Candy – she has not had a raise since she started; \$200 for Sonia – she is doing the jobs of two people and \$400 for Dave Nicklas – he always courteous and helpful to all while taking care of our irrigation system. A re-vote was taken and the bonuses were approved 4 to 1 with Noreen Anderson, Whitney Armstrong, Doug Rowe and Larry Wills voting aye and Howard Grubb voting no.

Sales - Harriet and Harold Harriman	881 Bayport	
Benjamin Perri	400 Pendleton Dr.	
Steve Bruno	412 Pendleton Dr.	
A motion was made and seconded that	we approve these sales	They were al

A motion was made and seconded that we approve these sales. They were all approved.

Meeting was adjourned by Noreen at 3:20.

Next meeting will be January 19, 2012

Respectfully submitted, Whitney Armstrong