



# The Villas of Chestnut Creek

**Board of Directors Meeting**  
**Thursday, January 15<sup>th</sup>, 2015 at 2:30 pm**

**Quorum:** Present at the Board meeting was Jeri Haas/President, Paul DePercin/ Vice President; Jane Rodgers/Secretary; Darlene Curtin/Director, Bob Poglitsch/ Director, Howard Grubb/Treasurer and Cathy Lieberman/Director.

**President's Report:**

**2015 Payments/Invoices:** Jeri reported that VCC no longer provides coupon books.

**Vandalism: Criminal mischief.** Jeri reported that the bulletin board on fire. This is the third notice of criminal mischief in the last month in the area.

Jeri asked that everyone please be vigilant and call 911 if you see any nefarious activity. 2 neighbors have reported suspicious persons in their yard that does not belong there. This is for your own safety! Please lock your doors, carry your phones and keys at all time.

**New Owners:** Jeri welcomed new owners - Anita and Dick Sullivan 800 Bayport Circle to The Villas of Chestnut Creek.

**Project on Lake 9:** Final cost to 20 families around the lake will have an assessment for their share of the drainage that is going to be done. Jeri presented the design. Final figure to the Villas to be split equally between the association and members. The total cost of the project is \$5,000. \$2,500 will be billed to the owners. Each owner will be billed a one time only fee of \$125 per household. They anticipate the work to be finished in 30 and 45 days.

**Special Assessment discussion:** Jeri asked Michelle if a special assessment is needed from the Board to the owners. Michelle reported that it appears that the administrative work and vote should be done by the Master but she would be very happy to help the Villas to get the mailing to the Villas of Chestnut Creek owners.

**Irrigation report:** No calls this month.

**Landscaping;** Cathy reported that met with Jason from Hoskins. Five (5) lawns in the association have a lack of a top dressing. The seed would only be Bermuda and that is what they recommend.

**Social Committee: January 24<sup>th</sup>** is Italian cook off festival on Saturday at 3:00 PM. We have already over 40 people. White Elephant sale: wrap it up and we will give it out.

On **February 7, 2015** is the neighborhood garage sale from 9 to 1. It's in the Gondola, Herald and on Craig's' List. Owner reported that she would like to do her own on Friday and continued to Saturday. Jeri reported our rules continue that each owner is allowed one (1) yard sale per year.

**January 31, 2015:** Clean-up day with pizzas and sodas at 8:00 to noon and bring your own work gloves. Not a tremendous amount of work.

## **Treasurer's Financial Report:**

As attached to these corporate records, Howard reported on the December Financial Statements Assets.

### **Unfinished business:**

**Screening for Bayport vote:** All votes still coming in as a tally / survey to see if owners are interested.

**OWNER:** Incident at our house. Water was running on and he surmised that the workers from security might have turned on the water to wash hands and forgot to turn it off and then water was turned on outside.

**Solution:** Jeri suggested calling the county and turning it off at the street, but if you break it, you have to repair it yourself. Jeri, also, noted that if you call county it is much safer; Cost is \$10 to turn it off and on

## **MANAGEMENT REPORT**

**Bocce bids:** Michelle reported on the three (3) bocce bids at:

Lawson Courts at	\$18,640.00
Concrete Bocce Ball court:	\$16,700.00
Welch Tennis Courts at	\$16,000.00

**Website:** Michelle reported that the website is still difficult to access.

**Address book:** Michelle and Alice Kienitz worked together to get a new name and addresses in the draft book. Mailing planned for mid-February.

**ARB:** Paul approved Rao form which was seconded by Darlene.

**Solicitors:** Jeri reported that the vendors threatened an owner.

**Compliance:** Michelle reported on 25 homeowners who are or have received letters of non-compliance. Lengthy discussion was had on how to maintain and enhance the association via fines and grievance.

**Irrigation:** Bob noted that he has nothing to report.

**The Next Meeting** is the Annual Meeting of the membership on **February 26, 2015 at 3:30 sign in and 4:00 PM** at the Church and it is the Annual meeting.

**Annual Meeting** will be at the Good Shepard Church on Thursday, February 26, 2015. There will be three (3) vacancies for the Board.

The meeting adjourned at 3:20 PM.