



# **Chestnut Oaks Homeowners Association Board of Trustees Meeting**

**August 3, 2011**

Roger Niehaus - President  
Dave Shire - Vice President  
Michelle Sisk – Member at Large  
Vicki Niehaus - Secretary  
Tina Vail - Towne Properties



## **Agenda**

- I. Call to Order
- II. Attendance
- III. Approval of Minutes
- IV. Manager's Report / Financial Report
- V. Old Business
- VI. New Business
- VII. Executive Session
- VIII. Next Meeting Date
- IX. Adjournment



- I. Call to Order:
  - a. Call to order @ 7:10 pm
  
- II. Attendance:
  - a. Tina, Dave, Roger , Vicki & Michelle in attendance
  - b. Two (2) homeowners in attendance
  
- III. Approval of minutes from 03/02/11 & 05/04/11 meetings:
  - a. Motion to approve as written – Roger
  - b. 2<sup>nd</sup> motion – Michelle
  - c. Motion passed unanimously
  
- IV. Manager’s Report / Financial Report:
  - a. Presented by Tina Vail
  - b. Discussed putting condensed financials on website
    - i. Motion to approve – Michelle
    - ii. 2<sup>nd</sup> motion – Vicki
    - iii. Motion passed unanimously
  - c. Discussed collection fee policies / costs
    - i. Mgt directed to put this info on website
  - d. We are slightly over budget in legal fees due to filing of liens
  - e. Tina requested quote from State Farm vs Nationwide
  - f. Discussed dredging of pond
    - i. Tina to get quotes from Brickman and one other company
    - ii. Biggest expense is hauling away the sludge
    - iii. Board must decide how deep we want to dredge in order to get price quotes
    - iv. When Jones pulls pump, we will ask them to measure depth
    - v. We have \$7K in “interest current year” that must be moved
      1. Suggestion made to split between fountain and entry landscapes
      2. Money will be moved at end of year
  
- V. Old Business:
  - a. Homeowner fixed gate on Socialville-Foster
  
- VI. New Business:
  - a. Boats on Winters Ln.
    - i. Tina met with police twice to discuss

- ii. Tina talked with Larry Wiess (Deerfield Twp Public Works Dept)
- iii. Tina & Roger to meet with Ronnie Caldwell

VII. Executive Session:

- a. All liens have been issued ( 5 in all)
- b. Discussed how to get more homeowners interested
  - i. Talked about meeting with other associations to discuss issues they may be having
  - ii. Tina to provide contact names
- c. Discussed organizing more events including children (Halloween parade)
- d. Michelle mentioned safety issues with large hole in sewer on Spring Arbor
- e. A resident put up a barn without an application.
  - i. Tina to send application to board

VIII. Next Meeting Date:

- a. Annual meeting 9/21/11
- b. Budget meeting dates to be discussed via email

IX. Adjournment:

- a. Meeting adjourned at 8:32 pm