CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION September Board Meeting

September 23, 2012 Minutes

Directors Present: Tony Durnil (TD) Barb Hulsey (BH)

Samantha Getzinger (SG)

Scott Harrington (SH) Patti Thiele (PT)

Directors Absent: Bruce Steinert (BS)

Kalman Management Representation: David White (KM)

Call to Order: 9:06 a.m.

MINUTES:

• Motion by BH, seconded by SG to approve minutes from July 2012. All in favor, minutes approved.

TREASURER REPORT:

- Quarterly financials will be provided in October so no update provided
- KM to provide copy of letters mailed to delinquent homeowners and list of homeowners who received each letter
- During Q3, delinquent assessments in the amount of \$7,257.50 have been collected. Of the balance of assessments due, there are x homeowners in foreclosure owing \$5,140.91, 12 homeowners more than 3 years in arrears who owe \$4,360, and 5 previous homeowners who owe \$525.
- Motion to write off old uncollectible assessments and late fees from 5 previous owners in the amount of \$525 by SG, SH seconded. All in favor, motion approved.
- Motion to proceed with placing a lien against 12 homeowners, at a cost of \$285 per home to be collected from the homeowners, who are more than 3 years in arrears and owe a combined assessment and late fee of \$4,360 by SG, SH seconded. All in favor, motion approved.

COMMUNITY EVENTS:

None

FENCES/MONUMENTS:

- Accident behind Hillside occurred 9/22. Police report provided to TD. Temporary fence put up until permanent fix can be made. State Farm is the insurance agent.
- Quote received to repair monument signs for \$1,830 which includes fixing the bowing of the Chesapeake Farms inset signs plus anchoring the rest of the signs at all 4 corners along with fixing the Preserves sign for \$1,830; Motion to spend \$1,830 by TD, second by SG. All in favor, motion approved.

LANDSCAPING:

• Ash Boar Tree Treatment had 7 homeowners sign up

MANAGEMENT REPORT:

- Provided budget for review
- Provided foreclosure info for review

COMMUNICATIONS:

• Over 100 people have signed up on the website

OLD BUSINESS:

- Survey to solicit input from the homeowners regarding assigning Preserve fence line to the Association will be posted on the website
 - o Will not include topic in the annual meeting for a vote

NEW BUSINESS:

- Review of 2013 Proposed Budget. Adjustments to the presented budget include:
 - Change (54500) Bank Fees to \$0; KM to followup to explain why bank fees were included in the proposed budget. Agreement was that KM would incur any bank fees as a result of the Association moving to KM preferred bank
 - o Change (54910) Misc Admin to \$0
 - o Change (73200) Fences to \$3,000 to be consistent with 2012 budget
 - o Change (73500) Site Lighting to \$200
 - o Change (95100) Capital Reserves to \$22,280

Motion to approve the 2013 Proposed Budget as adjusted by SG, TD seconded. All in favor, motion approved.

- Insurance due for renewal in October. KM to provide two quotes in addition to the renewal option for review / approval by board.
- Annual meeting to be scheduled for November 5th, 6th, 12th, or 13th depending on meeting room availability

OTHER DISCUSSION:

None

Motion to adjourn by SG, seconded by SH.

Meeting adjourned: 10:13 a.m.

Next meeting: TBD in early November (11/5, 11/12, or 11/13) depending on location availability