

**Chatham Hills Subdivision Board**  
**May 11 2021**  
**Meeting Minutes (Zoom Meeting)**

**Attendees**

David Ryall, Danielle Adams, Jonathan Brown, Jon Carter, Chuck Fehl, Bob Layne, Curt Martin, Sheena Mathai, Lillian Ryall, John Weigel plus guests Tony di Ponio and Ronda Harris.

**Minutes**

The minutes of the meeting of April 12 were reviewed and were approved unanimously – John Weigel proposed adoption and Chuck Fehl seconded.

**Treasurer**

Danielle Adams presented a written report and there were no issues arising.

**Ronda Harris.**

Ronda Harris was introduced to the board as a potential member to look after Deeds and Restrictions. She outlined her background and experience on other boards and was welcomed to the board by David Ryall.

**Tony di Ponio**

He had meant to provide a draft for the by-laws update but had run into some logistical issues. He will provide a wording shortly to David Ryall clarifying the trailers / parking issue as well as use of motorized vehicles in the park. On the question of approving sheds, he feels the by-laws give sufficient discretion to the board.

The question of increased penalties for homeowners who are in default of their dues was discussed, and he advised against any changes as additional penalties may not be enforceable at law. He feels the current provisions are reasonable. On the question of too much trash in and around a house, he stated that this is a city matter and should be referred there.

An unapproved structure meant to shield trash cans from view was discussed. Ronda Harris and Chuck Fehl will handle and write to the homeowner pointing out permission was needed and asking how the structure will be shielded from view and / or its appearance improved.

The question of houses apparently being used as lodgings for students on courses or similar was raised. John Weigel said he is in touch with Public Safety on this and Jonathan Brown advised he has spoken to the city manager about a house with up to eight cars parked there at any one time, seven of which are from out of state. There are also cases where trash is not being properly handled and the city has taken that up on a couple of occasions. Tony di Ponio advised that single family dwelling requirements are strict and would not permit the use of a house to accommodate students or people attending courses. This will be pursued aggressively with the city.

At this point Tony di Ponio left the meeting.

**Deeds & Restrictions**

It appears a house on Smithfield Court may be adding a new deck. David Ryall and Ronda Harris will look into this. It also appears a house on Smithfield has a commercial electric van parked there regularly – this will be referred to the city.

### **Parks and Commons**

Bob Layne and Jon Carter presented a written update to their prior report.

1. The replacement of the path through the park has been priced out with three contractors. Two prices fell in the \$290,000 - \$300,000 range and one was over \$350,000. Typically, they were including the removal of the old path, regrading and installation of some drainage pipes in areas where these are needed. Permits and similar items were not addressed but as the sub-division owns the land this was not thought to be an issue unless work impinges on the Caddell drain. The question now is how such work could be funded and this needs to go before the AGM with the residents when the pricings will be discussed and the question of how to fund it say by special assessment will be raised. This would be handled by Tony di Ponio at the meeting.
2. Reroofing the picnic cabanas. This has been accomplished and the only part left is to grade the land to remove the trip hazard of the concrete base.
3. Refreshing the East Playground. The previously mentioned drainage pipes have now been installed and while they feel that they may need to install maybe two more, so far, they are working well. Jon and Bob will re-finish the playscape and are now obtaining a quote from the landscape contractor to re-set all the red plastic borders and install the mulch as this would be too much for volunteer labor. Bob has found a good source for mulch so doesn't need to use a contractor to provide that.

### **Entranceways**

Chuck Fehl had nothing to report other than the entranceways water will be turned on later in the week.

### **Newsletter / Website**

The website is now published – chathamhills.online. A newsletter will be upcoming.

### **Membership / Directory**

Curt Martin advised he has received three more payments – there are twelve outstanding for this year. The house owing for four years will now be put into foreclosure.

### **Safety**

John Weigel had no issues to report. He did mention that the house on Brittany Hill Court that had issues previously with being used as a daycare now has potential rental / lodging issues from the number of cars being seen there.

### **Social Report**

The garage sale will be 3 – 5 June and a flier is being produced; it will be advertised on Facebook and advertisements will be run in local papers. There have already been two sign-ups.

### **New Business**

The next meeting will probably be June 14 but this is to be confirmed.

The meeting was adjourned at 8.50 pm.

Respectfully submitted,

*Jonathan Brown*

Secretary