

**CHATHAM HILLS SUBDIVISION ASSOCIATION
ANNUAL MEETING
MONDAY, NOVEMBER 17, 2025 @ 7:00 P.M.**

(Farmington Community Library)

Board Members Present

David Ryall (President), Chuck Fehl (VP and Entranceways), Ronda Harris (Secretary and Deeds & Restrictions), Danielle Adams (Treasurer), Curt Martin (Directory and Dues), Sheena Mathai (Newsletter/Website), Mark Ihm (Parks and Commons), John Weigel (Safety), Lilly Ryal (Social)

Residents Present

36 households were represented.

David Ryall opened the meeting and introduced the Board members present, explaining their functions.

David informed everyone that Chuck Fehl is retiring from his position on the Board over Entranceways and they are looking for a volunteer to take over this role. Dave stated that Chuck will take over the responsibilities of Deeds and Restrictions.

In response to questions, Chuck explained some of his responsibilities over Entranceways.

Minutes

A motion was made to approve the last annual meeting minutes; it was seconded and the motion was passed unanimously.

Treasurer

Danielle Adams reviewed the year-to-date budget, including the amount spent so far this year, and the current balances in the two bank accounts. In response to questions, Danielle reviewed some of the expenses and explained the capital reserves account.

Newsletter/Website

Sheena Mathai reviewed the four modes of communication – Facebook, email, website, and the newsletter. Sheena reminded everyone to make sure to update today's attendance list with their phone number and email address.

Membership

Curt Martin reported that this year is the first year of the dues increase. 234 homeowners have paid their dues. This is somewhat consistent to what has been paid in prior years – 231 in 2024 and 236 in 2023. There are four homeowners that have not paid this year's dues and one property owing for the last two years. A total of \$2,590 is owed.

Curt discussed the reason why we switched directory companies, explaining that the company we used before did not charge us and that we have not heard from the company. This is the reason we did not generate a directory for 2024.

In response to a question, Curt explained how he becomes aware of new homeowners.

Safety Report

John Weigel reported that we've had a decent year. There was one incident where two males were reported looking into vehicles. The police were called and when they arrived, the suspected males had fled. There was another incident where items were stolen from an unlocked vehicle. John reminded everyone to lock their vehicles if they are being kept outdoors.

Deeds and Restrictions

Ronda Harris reminded everyone to be friendly and kind to their neighbors, to keep up their property, and to review the bylaws to ensure they are complying. There were a few comments about some homeowners keeping their trash lined up in front of their property and neighbors not picking up behind their dogs. David Ryall stated that we would put out reminders in our communication outlets.

Ronda reported that she was happy to be turning the role of Deeds and Restrictions over to Chuck and all questions should be directed to him.

Entranceways

Chuck Fehl reported on the upgrades done to the medians at Brittany Hill. Approximately \$7,000 was spent to rebuild these medians. All of the lava rock was taken out of the beds and the dead bushes and generally cleaned up the medians and added new mulch and miniature grass. Chuck reported that the entranceways have new LED lighting and new sprinkler lines. The trees at Treehill have been cleaned up. We had to fix the lines that the cable company cut. Chuck anticipates that all these fixes and upgrades should last for a few years.

There is still work to be done before the end of the year. The holiday lighting must go up and the grass at Smithfield is still high, and Chuck will cut them down in December.

Chuck thanked everyone for putting up with him for the last 30 years and asked if anyone was interested in taking over the entranceways.

Chuck also thanked the Kotlinskis for clearing under the bridges.

Parks and Commons

Mark Ihm reported the following:

- We have a new lawn company, Green Acres.
- We had the pathways seal-coated this year.

- The sink hole filled.
- Cleared the storm drain behind the Cudnohufsky's and the Harris's on Smithfield.
- Cleared out a lot of the dying trees in the park.
- Put in new mulch at the playground.
- Trying to address brush and overgrowth in the park area.
- Cleared out brush around the path area in the wooded area.
- Need to replace the swinging ball in the playground.
- We're paying Green Acres to de-weed around the playground area.

Visuals were shown of some of the work done and work that still needs to be done.

If anyone has issues or know of work that needs to be done, contact Mark; he'll work with the homeowner.

For 2026:

- Mark is looking at options to repair/replace the wood bridges.
- With respect to the storm drain, he is waiting on a big rain to see if the fix they did holds up. There are a lot of tree roots that have been causing blockage. Mark asked if anyone has a metal detector and would like to do metal detecting to detect where the metal is buried underground. Mark also asked if someone had a remote camera that could go down about 20-30 ft. to determine the trees that are causing the storm drain to clog.
- There is additional tree maintenance that needs to be done.
- The plastic borders around the playgrounds are degrading. The plan is to gradually replace the smaller park borders with the black borders.

There was discussion over recruiting young people ages 12-16 to assist with some of the small work in the pathway; it's a good way for them to make a little money.

There was discussion over clearing the pond that causes a lot of flooding during heavy storms.

There was discussion over different areas in the park, particularly by the cattails where the water appears to be overflowing. Mark will consider doing some brush cutting in that area.

Mark will look at the area where the kids used to sled – the brush is overgrown in that area. There are buckthorns in that area and other areas. A neighbor volunteered to work with Mark over identifying some of the insidious plants that have overgrown in a lot of areas in the park.

There was discussion over how wet the path is when you enter the east park. Mark will review options to remedy this.

There was discussion over installing a community garden.

Social

Lillian Ryall reported that we do five social events a year. This year the events have been very well attended. There were 105 pizza wristbands distributed at this year's picnic. The food truck was expensive. We received several positive comments about the picnic. Lilly asked if anyone is available to help with any of the events, and to please contact her. She is always looking for help. She's currently looking for a Santa. Also, she is looking for volunteers to help stuff the Easter eggs for the egg hunt. This is a tedious job, and she can use all the help she can get. It was suggested that we put together a volunteer list of all the different projects where we need volunteers.

New Business

There was discussion over the ability to vote even though some residents can't attend the annual meetings in person. David Ryall stated we're open to taking proxy votes for a few exceptions. It was mentioned why couldn't we have a virtual attendance as well as in-person attendance to capture those who can't attend the annual meetings. Several residents had comments and suggestions on this topic. David will take those into consideration and discuss them with the Board and counsel.

There were discussions regarding fixing the roads in Chatham Hills. David Ryall referred residents to contact the city about these complaints.

There were discussions regarding a requirement to install a sidewalk that some residents stated they had when they had installed a new driveway.

Meeting adjourned at 8:29pm

Respectfully Submitted,
Ronda L. Harris
Secretary