

Chatham Hills Subdivision Board
Feb 8, 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.

Minutes

The minutes of the meeting of December 17 were reviewed and were approved unanimously – John Weigel proposed adoption and Chuck Fehl seconded.

Treasurer

Danielle Adams has been reviewing the budget proposals for the coming year and reports that if all expenditures are incurred then they will likely exceed income by \$4000 or so. However, from the ongoing discussion, it was apparent that several items would likely come out of the capital reserve, and in addition experience suggests that not all budgeted items will necessarily be incurred. She will send out a detailed budget in the near future for review.

She also reported that the insurances have all been renewed after consultation with Jonathan Brown.

Entranceways

Chuck Fehl had earlier e-mailed the below amounts as being his budget for the coming year. Within that he proposed to move the utility costs to the admin budget – this provoked some debate, and it was decided to let the Treasurer work out the best way of handling those amounts.

20.1 - **Ent Misc repairs and expenses:** \$200. This is the same as last year and is basically a reimbursement account for my misc expenses.

20.2 - **Ent Plantings:** \$4,500 This is the same as last year and includes Mulching six sign and overpass areas, Annuals planted in spring, Mums planted in fall and season end Cleanup.

20.3 - **Ent Sprinklers:** \$1,000 This is \$400 more than last year to cover known damage repairs deferred from last year.

20.4 - **Ent Xmas Wreaths:** \$1,500 This is assuming we again go with Hayward Bros lighting which is \$225 less than last year's expense.

20.5 - **Ent Tree Spray and Fert:** \$1,600 This is \$100 less than last year due to fee reductions. Davey Tree provides both tree and lawn care services to entranceway and medians and some cul-de-sacs.

20.6 - **Ent Signs:** \$0 No expense planned. (may paint sign engravings if needed out of miscellaneous repairs category)

20.7 - **Ent Water:** \$1,500 No change from last year (actual 2020 was \$1200) Recommend transferring this expense to Utilities and Insurance #60.0.

20.8 - **Ent Shrub Trimming:** \$750 No change from last year. Includes two trimmings and two weedings of sign and overpass areas.

20.9 - **Light repair:** \$350 Same as last year. (one sensor going bad at Treehill).

Chuck recommends going with the Christmas lights again as they were so popular, and the company has quoted a reduced price for next year.

The total Entranceways Budget for 2021 (less Ent Water) is \$9,900. The budget was approved unanimously by the Board with the proviso about the utilities amount mentioned earlier.

Parks and Commons

Jon Carter and Bob Layne reported that there are no issues in the park right now.

The homeowner at lot #10 had inquired on the CHSA website about the orange-fenced sinkhole in the park, had wondered if it might be related to an issue in their yard, and indicated a desire to work with us to figure out what is going on. Jon replied with voice mail and email that such cooperation would be welcomed, and that he'll touch base again when weather is warm.

The small drain line which Bob and Jon installed inside a large drain line in 2019 was flowing water nicely when last checked in Jan 2021. This helps prevent formation of a mini lake behind lot #208 and was needed because the large drain line doesn't flow reliably.

The proposed projects for 2021 (not including the mowing which is in year three of the contract which will cost \$21,110) are as follows: -

- 1a. Volunteer tree removal & trimming
- 1b. Professional tree removal & trimming (about \$3500)
2. Complete landscaping & reseeding 3 areas where tree roots have been removed after 2020 tree removal.
3. Reconfigure layout of existing East playground into 1 or 2 smaller areas.
4. Place playground mulch in reconfigured areas of East playground. (possibly around \$2000)
5. Repair picnic cabanas.
6. Repaint curly slide.
7. Install a prefab concrete "base" for Larry Davis memorial stone.
8. Improve drainage near cattails and path near NE corner of park. (around \$500)
9. Sinkhole with orange fence: work with uphill homeowners to determine whose drain is broken.
10. Re-stain wood playscape.
11. Repair/replace sections of path in park: invite proposals from concrete/asphalt contractors.

In discussion it was clear that many of these "one off" projects could be considered from capital reserves as needed, though any commitment to replacing the path in the park would likely need an infusion of funds from the homeowners via a special assessment or similar. Jon and Bob are currently drafting a more detailed budget for these items.

Newsletter / Website

Sheena Mathai reported the newsletter went out the first week of January. She is currently working on the new website and hopes to go live fairly soon. At that time the other website will be kept up for a few months to redirect people to the new one.

Membership / Directory

The ten households with dues outstanding have been reduced to five for 2020 with one owing for three years. 191 of 271 have paid already for 2021.

Safety

John Weigel had nothing to report, though he did hear about a phone scam involving people reportedly saying they were calling from Amazon.

Social Report

Lillian Ryall reported that with easter being on April 4 she will plan the egg hunt for the Saturday before with the garage sale planned for May.

Deeds and Restrictions

David Ryall said that for the time being he and Chuck Fehl will handle these duties until a replacement person is found.

New Business

There was no new business, and the meeting was adjourned at 8.22 p.m.

Respectfully submitted

Jonathan Brown

Secretary