

Chatham Hills Subdivision Board
March 13, 2023
Meeting Minutes (Zoom Meeting)

Attendees

David Ryall, Danielle Adams, Kelly Bedross, Mike Clarke, Chuck Fehl, Ronda Harris, Curt Martin, Sheena Mathai, and Lillian Ryall

Minutes

The minutes of the meetings of November 14, 2022 and February 13, 2023, were reviewed and a motion was made, seconded, and unanimously approved by the board.

Treasurer

Danielle Adams presented a written report and went over the different accounts.

Newsletter / Website

Sheena Mathai has updated the website with the event dates and will add the Easter egg hunt onto the website. There was some discussion about mail theft and the uptick in fraud cases. It was suggested that Sheena Mathai update all of our social media with warnings of fraud and what everyone should look out for. Sheena will also include in the newsletter that we are hoping that we will complete the pathways improvement this year, weather permitting. A reminder will also be placed in the newsletter about not having utility trailers on lots for long periods of time and about picking up the debris as a result of the recent winter storms.

Membership

Curt Martin reported that 231 homeowners have paid the special assessment and dues. 38 homeowners still owe the special assessment.

Safety

John Weigel was not present at the meeting. David Ryall reported on his behalf that a neighbor reported a vehicle was stole from their driveway. There was some discussion about crooks having the capability to scan and interfere with car key fobs and Ring doorbell cameras.

Social

Lillian Ryall reported that the flyers for the egg hunt have gone out. The egg hunt is set for April 1, weather permitting. Lillian purchased the items to stuff the eggs and due to the increase in candy, the amount exceeded her budget. She has between 1000 to 1500 eggs to stuff. Kelly Bedross will help Lillian stuff the eggs.

The garage sale is June 1, 2 and 3. Lillian Ryall will send the information to Sheena Mathai to post on the website.

Deeds & Restrictions

Ronda Harris reported that she has reached out to two different residents, one who has a utility trailer in the driveway and the other who has a pod in their driveway.

Entranceways

Chuck Fehl approved the contract with Davey Landscape and also talked with the sprinkler company.

Chuck is holding off on submitting his budget until he finalizes some other smaller projects: The thicket on the east side of the bridge at Smithfield and the Brittany Hill entranceways.

On March 28, 2023, David Ryall is scheduled to walk the pathways with the contractor and he mentioned that he believes there are a couple of trees that may need to come down that are over by the bridge.

Ashton never got back to Chuck Fehl regarding the leveling job. Chuck will follow-up with them.

Chuck is anticipating sprinkler issues particularly near the area that DTE changed out the utility pole on Smithfield.

Parks and Commons

David Ryall reported that in order for the pathways to be done the contractors will need 3 inches on each side and David noted that some people may lose some property if they back into the pathways. Mike Clarke and Kelly Bedross agree, and they've identified those homeowners and will prepare a letter to them explaining all of this. They both will attend the walk-thru with David Ryall on March 28, 2023.

Kelly Bedross made note that the awnings should go back up over the play equipment somewhere around April and May, depending upon the weather.

There are no debris on the pathways as a result of the most recent winter storm.

There was some discussion about dog walkers not cleaning behind their dogs. Sheena Mathai will put a reminder in the newsletter about this.

New Business

In addition to the paper newsletter, Sheena Mathai will do an email blast of the newsletter to those email addresses that she have.

There was some discussion over privacy concerns with our Facebook account.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Ronda Harris
(sitting in for Jonathan Brown, Secretary)