

**Chatham Hills Subdivision Board**  
**April 17, 2023**  
**Meeting Minutes (Zoom Meeting)**

**Attendees**

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

**Newsletter / Website**

Sheena Mathai has completed the spring newsletter, distributed it, and has posted it on Facebook. She will also update our social media with the June garage sale.

**Minutes**

The minutes of the meeting of March 13, 2023 were reviewed and a motion was made, seconded, and unanimously approved by the board.

**Treasurer**

Danielle Adams presented and reviewed this month's financials.

**Membership/Directory**

Curt Martin reported that to date we have 17 lots that owe dues; 2 of the 17 owe dues and the assessment and 1 owe for the 2022 assessment and a late fee. There is a total of \$10,006 outstanding. We have two checks that have returned as insufficient funds.

Since last month, we have received 21 additional payments. A final notice will go out at the end of May and based on past numbers, Curt is predicting that we will be somewhere in the mid-teens with outstanding dues. We have one homeowner that is largely in arrears. Curt will contact Tony to begin the paperwork for a lien against this homeowner.

**Safety**

John Weigel reported that on March 3 an identity theft was reported that cost the homeowner \$1600. A fraudulent DTE account was opened. On March 12, A car was stolen from a homeowner's driveway. The keys were left in the vehicle. Another report was received that a car was broken into. Unfortunately, the car doors were unlocked but thankfully, nothing valuable was taken. In response to this uptick of crime recently, John will see about getting extra patrol on Smithfield, which has been the targeted street.

**Social**

Lillian Ryall reported that the egg hunt was rain delayed to the following week. There was a large turnout. There were more than 50 kids at the egg hunt. Thanks were expressed to Mike Clark, Kelly Bedross, and Danielle Adams for their participation in stuffing eggs and assisting with the egg hunt. Lillian noted that for the first time in her history on the Board, she received help from a neighbor at the egg hunt.

The flyers for the garage sale have been distributed and we are starting to get responses. The garage sale will be held June 1 through June 3. Lillian will put notice of the garage sale in the local newspaper.

### **Deeds & Restrictions**

Ronda Harris reported that two homeowners reached out requesting approval to replace their existing fence. Discussion over a few other residents who are in violation of our bylaws.

A note will be posted on our Facebook page and an email blast will go out asking homeowners to trim and/or remove hanging branches that are attached to trees, due to safety precautions.

### **Entranceways**

There was a car accident on April 13 on Grand River at the Smithfield entrance. A car was hit, damaging the Stop sign, the junction box, and our brick wall. The car rolled over but thankfully no one needed an ambulance or medical attention. Chuck Fehl will pull the police report. We are considering re-building the brick wall there. Chuck will contact some masons for quotes.

Davey Tree has fertilized the trees on the medians and in the cul-de-sac. On May 5, Blue Line Irrigation is scheduled to turn on the sprinklers. Ashton Tree took out a leaning tree and a stump at the Brittany Hill entrance. In May, flowers will be planted and mulched at the entranceways. We received a better price this year than last year's price. We are scheduling with Ashton Tree to walk the park. There are four to five trees that need to be removed and major pruning and pick-up of limbs and trees. Andy Leech has cleared a number of the hanging limbs and did some clean-up in the park.

### **Parks and Commons**

Mike Clarke reported that there was an oil spill in the south creek. It is being investigated and attempts are being made to clear the oil.

David Ryall has done a preliminary walk-thru with the asphalt company regarding re-paving the park walkways. A second walk-thru will be scheduled. The price has not changed from last year, which is still fairly high for us. To cut cost, they recommended cutting the 2-inch cap to a 1-½ inches. We do not want to do that. They will work with us on the 50% deposit. We are still investigating this project to get a better idea of the cost.

We have already cut two trees by the pond and three small trees on the west side of the park. Once we have a firm date from the asphalt company, we will trim the arborvitaes. The first raw cut will be in early May.

Last year we started clearing the median at Brittany Hill and Chuck Fehl feels it looks bare. We are going to hold off on a budget for any re-plantings in this area. David Ryall will take a look at that entrance to see what we can do there. Chuck Fehl will check with Andy Leech for ideas.

Because our next Board meeting of May 8 is so close to the current Board meeting, we have decided to cancel that meeting. The June 12 meeting will go forward. We are to email Dave directly if something important comes up in the meantime.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

*Ronda Harris*

(sitting in for Jonathan Brown, Secretary)