



“A Community Committed to Family”

**BOARD MEETING AGENDA
September 15, 2013**

I. CALL TO ORDER

- A. Roll Call
- B. Acceptance of the September Agenda
- C. Acceptance of the July Minutes
(M: Ms. Laura Delauney; 2nd: Ms. Love Anderson) via email
- D. Board Member Status

II. OFFICERS’ REPORTS

- A. Financial Report Love Anderson

III. PROJECT REPORTS

- A. Home Upkeep Trey Thompson
- B. Fall BBQ Laura Delauney
- C. Landscaping Laura Delauney
- D. Sidewalk Petition Laura Delauney

IV. NEWSLETTER

- A. September Edition Terrence Scarborough
- B. Speed limit and Parking Terrence Scarborough

V. OTHER BUSINESS

- A. Speight’s Land Ownership Terrence Scarborough
- B. Forest Creek Signage Laura Delauney

VI. CLOSING REMARKS

- A. President Laura Delauney
- B. Board At Large
- C. **Next Meeting: November 17, 2013 at 7:30 pm**

VII. ADJOURNMENT



“A Community Committed to Family”

**BOARD MEETING MINUTES
September 15, 2013**

BOARD MEMBERS PRESENT

Ms. Laura Delauney, President
Mr. Terrence Scarborough, Secretary
Ms. Love Anderson, Treasurer
Dr. Trey Thompson
Mr. Achamyelah Debela

HOMEOWNERS PRESENT

None.

I. CALL TO ORDER

- A. Laura called the meeting to order at 7:32 pm.
- B. Roll Call results are listed above.
- C. Laura moved that the July minutes be approved as submitted. Love gave the second and the motion carried (action performed via email).
- D. Laura welcomed Mr. Trey Thompson to the Board (fulfilling Jon Jackson’s term). Trey stays in 5712 Catskill and is a renter.
- E. Laura allowed Acha to explain his lack of communication with the board and his not being current on his dues, consequently forcing us to temporarily suspend him. Computer issues caused the lack of communication, absences were due to him being out of town, and he paid his dues. He stated that there will not be any issues moving forward. The board discussed while Acha stepped out and Terrence made the motion to keep Acha on with the verbal commitment that he improve his communication with the board and fulfill his responsibilities (i.e. landscaping) to the board. Trey gave the second and the motion carried (4-0).

II. OFFICERS’ REPORTS

A. Financial Report

Love Anderson

- We have roughly \$40,000 in the bank.
- 6307 Coronado is on the market but has not paid dues. Love will call the realtor to let them know that the dues in the amount of \$325 have not been paid.
- 6212 Coronado has not paid dues either. They owe roughly \$3,000 (including late fees). Love will contact our attorney if we do not receive a payment by Sept. 20, 2013 with a grace period expiring on Oct. 20, 2013.

III. PROJECT REPORTS

A. Home Upkeep

Trey Thompson

- Trey mailed 23 violation letters where he cited the violation and asked the homeowner to notify the board of any concerns. He will email letter to the board.
- Trey will also mail the homeowner that had their jasmine destroyed by the contractor that painted the mailbox post.
- An aerating and seeding project for the neighborhood was introduced. Trey negotiated pricing for lawns to be aerated with Raleigh Lawncare and Landscaping, and payment is to be made by the homeowner. Terrence thought the idea was a good one but feared the board could be held liable if payment was not received from the homeowner. After further deliberation, the board voted 3 Yes votes to 2 No votes to move forward with the project. Terrence will create a contract for the company to sign.

B. Fall BBQ

Laura Delauney

- 32 people made reservations. We will plan for 40. Price is \$13.99 per person.

C. Landscaping

Laura Delauney

- Aaron Harrison will re-plant the dead shrub. The shrub will cost \$30. He will also remove the dead plants in the patio area but we will leave the planters and decide what our next step is in the spring.
- Our Fall Mulch Day is upon us. Acha will get dates to us by the end of the week. He will also coordinate this effort to ensure delivery of mulch, labor is present, and snacks are on hand.

D. Sidewalk Petition

Laura Delauney

- Laura asked if there was anyone that could assist Ms. Linda Koch with this initiative. It is too daunting of a task for one person to tackle.
- Plans are in place to put a sidewalk from Pearsonstown to Chadsford. This project is slated as #66 on the City's list. Linda's contact at the City is Mr. Nathan McHenry. However, it is an expensive project for the HOA to undertake.
- The board suggested that we move forward with gathering specific detailed information and review it before we make a definitive decision.

IV. NEWSLETTER

A. Content

Terrence Scarborough

- The September Edition will include an announcement about the Fall Mulch Day, lookout for our dues invoice in November (dues are due on 1/1/14), and a welcome to Trey Thompson for joining the board.
- Speed limit and parking

V. OTHER BUSINESS

A. Speight's Land Ownership

Terrence Scarborough

- We reviewed the idea of obtaining the property through squatter's rights. After further research, we concluded not to pursue that option.
- We would mail a letter stating that we maintain a portion of the property and are interested in purchasing it. Are they interested in selling? Terrence will draft the letter and submit to the board for review.

B. Forest Creek Signage

Laura Delauney

- The Board is considering a potential signage project for Forest Creek. The proposal includes two (2) signs: one placed on Acha's property and the other on the right-hand side of the entrance off of Barbee Rd.

VI. CLOSING REMARKS

A. President

Laura Delauney

- Laura asked to go paperless and send the agenda via email. All were in favor.
- Laura stated that the board's terms are not staggered properly. She would like to restructure the term lengths. We only need three (3) board members to be an official board, however all agreed that we should do what we can to keep five (5).

B. Board

At Large

- None.

VII. ADJOURNMENT

Laura moved that the meeting be adjourned. Terrence gave the second and the motion carried. Laura adjourned the meeting at 9:35 pm.

The next meeting is set for Sunday, November 17, 2013 at 7:30 p.m. at Love's home.

CC: Chadsford HOA Board