

CHAPEL GROVE HOMEOWNERS' ASSOCIATION
Minutes of the Rescheduled Annual Meeting
November 28, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, November 28, 2007 for the purpose of conducting the rescheduled annual meeting. Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank - Treasurer
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
Doug Zander – Member-at-Large
Scott Wallace – Member-at-Large
Kerrie Wilson – ProCom
Mike Finley – ProCom President
Gail Kramer – Recording Secretary
Rodger French – 2442 Killarney
Marion Moore – Homeowner
Eric and Cheryl Brown – Homeowners

CALL TO ORDER

Nancy called the rescheduled annual meeting to order at 7:00 p.m.

PROOF OF NOTICE/VERIFICATION OF QUORUM

Meeting notice was mailed to homeowners on November 14, 2007.

APPROVAL OF MINUTES

Marion Moore moved to approve the minutes from the 2006 annual meeting as written. Jim Frank seconded the motion. There was no additional discussion and the motion was unanimously approved.

OFFICER'S REPORTS

PRESIDENT'S REPORT

Nancy Gossard provided the following information:

1. The Board has reviewed and will most likely approve a new pool management contract.
2. The Board has approved a contract for snow pushing from Seasonal Changes. Winchester Homes is responsible for snow pushing in the areas they are still building. Snow shoveling is only done on common ground. Homeowner said last year the sidewalks were shoveled. Townhouses do not have

any services at all. Doug Zander explained homeowners are responsible for sidewalks. Common open area, i.e. around the pool and the entrance are the only areas that will be shoveled.

3. Exciting things are in the works for the community for next year, i.e. landscape upgrades, etc. Doug said a representative from Homestead Gardens will be at the Board's next planning meeting to discuss the landscape plan. Marion said there is an area near the front that doesn't get watered because the irrigation system misses the area completely and the pansies died right in front of the guard house.

TREASURER'S REPORT:

Jim Frank provided the following report:

1. Reviewed the proposed 2008 budget. Kerrie Wilson noted homeowners have received the budget and once it is approved it will be posted on the association's website. A homeowner questioned the proposed safety committee budget. Byron said the association didn't spend any money for safety until mid way through the year and that was for patrols, monitoring, etc. The committee budgeted \$500 a month for 2008. There will be two patrols this month and there were eight patrols in October. He also noted he will ask for an additional eight more patrols in December; four at night and four during the day. Extra \$2,000 was for additional signage, etc. The committee became very active around June or July.

Nancy explained Byron Malogrides put together a meeting with the county to discuss speeding concerns and hired Officer Henry to help control speeding. Nancy said homeowners don't get tickets until they exceed 30 m.p.h. Nancy said the officer has been ticketing homeowners more than once. It's not the contractors being pulled over; it's Chapel Grove homeowners. Byron has done a fabulous job talking to the county and giving us ideas on how to control traffic issues. Nancy said a lot of the roads are still owned by Winchester, therefore the association doesn't have jurisdiction over them yet.

Luella moved to approve the 2008 budget. Jim seconded the motion. There was no additional discussion and the motion was approved with a majority Board vote of six in favor. Mike Miller voted against the budget. The motion carried.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE -

Doug reported the landscape committee is working on front entrance upgrades. The committee is also working Seasonal Changes on addressing open areas around common areas to put grasses and trees around electrical boxes, to improve the appearance of the community. The first location will be on Maracrest and eventually other areas will be addressed, i.e. the town homes and at the circle on Lamoka.

Rodger French asked whether or not there is a schedule for cleaning up trash in the winter. Kerrie reviewed Seasonal Changes contract to pick up trash on the common areas and read the verbiage pertaining to the "policing of the community". She noted she can ask Seasonal Changes how much they

would charge to add additional trash clearing service. Doug said there is a lot of forest area to be maintained and suggested a community clean up day. The homeowner suggested signage asking people to pick up their trash. Doug asked for a spring or fall clean up of areas in the low points of the community and tasked Kerrie with asking Tom at Seasonal Changes for a bid to clean up the areas of concern. Marion suggested homeowners pick up larger recycling bins. Homeowner also commented on recycling and trash being dropped onto the street by the trash removal employees and just left there. Discussion ensued.

POOL COMMITTEE –

Luella Bressler reported the Board is reviewing changes to the contract submitted by Anchor Aquatics for pool management services as discussed with the association's lawyer. A representative of Anchor Aquatics has been invited to attend the February meeting. Luella would like to have the contract signed as soon as possible.

Luella reported Anchor observed American's pool winterization and thought it was fine so an additional winterization service is not necessary. Byron said the Board wants to make sure Gregory Alexandrides, the association's attorney, has a chance to review the contract again and if there is a disagreement then the pool company's attorney and Mr. Alexandrides will need to work out the issues. Kerrie will e-mail the most recent contract proposal to Mr. Alexandrides and the Board.

SAFETY COMMITTEE –

Byron moved to ask the Board to authorize the committee to expend another \$640 for traffic watch and night watch for eight sessions in December. Doug seconded the motion. There was no additional discussion and the motion was unanimously approved. Byron noted the officer stopped nine vehicles the day before the meeting and issued four citations including two to repeat offenders.

Byron reported the community wide "Safety Day" and Halloween awareness program was held. He also reported on the weekend following Halloween vandals broke windows in cars searching for GPS systems to steal. Starstella, Seneca and Tolman were hit hard. Luella noted one of the thefts occurred in a garage that was left open and advised homeowners to close their garage door.

HOMEOWNER FORUM

1. Rodger French asked about the two new brick pillars installed this year and noted there was an area of the community that got re-sodded and watered haphazardly. He also noted the grass has not been cut all summer by the landscape crew; he has cut it himself. Doug explained when Winchester Homes came in and did some building and leveling in the area some of it is in the re-forestization area. If the area in question by Mr. French is outside the common area and inside a re-forestization area then it needs to be maintained and mowed. Doug said he would take a look at the area.

Doug encouraged homeowners to notify the management company with items of concern within the community so they can be brought to the Board's attention. Nancy said the entrances will be upgraded significantly in the spring. Rodger questioned whether or not Seasonal Changes would be

interested in taking over mowing/mulching of front lawns of the homes on Kilarney and thinks he may ask his neighbors if they are interested in the idea. Doug said it would be tough to get the seven homeowners to agree and noted the issue doesn't fall within the landscape committee's role and responsibilities.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Approved by: _____
President

Date: _____

Submitted via e-mail to Kerrie Wilson at ProCom

Gail Kramer

Recording Secretary

gailkramer@comcast.net