

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

July 25, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, July 25, 2007. Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank – Treasurer
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
John Kilgore – Pool Committee Chair
Kerrie Wilson – ProCom Management Agent
Gail Kramer – Recording Secretary
Seven additional homeowners

Absent: Doug Zander and Scott Wallace, Members-at-Large

CALL TO ORDER

Nancy Gossard called the meeting to order at 7:05 p.m. and explained the school was locked so the meeting was being conducted outside.

PRESIDENT'S REPORT

Nancy presented the following report:

1. Updated homeowners on the various proposals from Bartlett Tree Experts the Board approved to remove dead trees, eradicate tree bugs and the beautification project. Homeowners will receive a letter addressing the proper way to care for trees, i.e. correct mulching techniques, etc. There are 16 dead trees being removed in the single family homes and six – eight dead trees in the town home areas.
2. The Board amended the pool rules at the recommendation of the pool committee. The new rules will be posted at the pool.
3. There are water meters within the community that have developed pin hole leaks which has caused water seepage. Homeowners were encouraged to contact the county if they notice a problem with water seepage around water meters.

COMMITTEE REPORTS

SAFETY –

Byron Malogrides reported there was a break-in on the Strawberry Lake side of the highway in the middle of the night. The police used a police helicopter to try to track a suspect. There was no news on whether the suspect was captured. Homeowners were encouraged to contact the police if they see anything suspicious and were advised to stay alert. The committee is planning to post “No Trespassing. Residents Only.” signage at various gathering spots within the community.

Nancy noted she thinks drivers have decreased their speed as a result of the police presence in the community.

POOL COMMITTEE –

- John Kilgore reported the water cooler will be replaced at the pool.

HOMEOWNER FORUM

Nancy opened the floor to homeowners but there were no comments made.

ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Approved by: _____ Date: _____
President

Submitted via e-mail to Kerrie Wilson at ProCom
Gail Kramer/Recording Secretary
gailkramer@comcast.net

ADDITIONAL NOTES FROM EXECUTIVE SESSION

MINUTES APPROVAL

The minutes from the June 27, 2007 Board meeting were reviewed. The following error was noted:

- On page three, item six, under “Landscaping” the minutes should have stated “There is always water **in front** of the town homes” not **behind** as written.

Jim Frank moved to approve the minutes as amended. Mike Miller seconded the motion. There was no additional discussion and the motion was unanimously approved.

TREASURER’S REPORT

Jim Frank asked Board members to start working with their respective committees on the 2008 budget.

NEW BUSINESS

1. Kerrie Wilson reported on the status of architectural change requests.
2. The Board reviewed two bids from Seasonal Changes. The first bid was to remove dead trees and bushes in various locations at a cost of \$715.00. The second bid was to remove dead trees on Killarney Terrace at a cost of \$450.00. Jim moved to approve the bids as written. Mike seconded the motion. There was no additional discussion and the motion was unanimously approved.
3. Kerrie reported she submitted a work order to Buck Savers to remove graffiti from a beech tree in the community.

OLD BUSINESS

1. Nancy reported she finally has a proper contract from TLC for outdoor lighting at the entrance to Chapel Grove. The Board previously approved the contract pending TLC's submittal of a complete contract.
2. The Board approved Bartlett Tree Experts' proposal for a two year program at a Board planning meeting. Kerrie will contact Doug Zander to ask about a cover letter to be included in a mailing to homeowners concerning proper tree care written by Bartlett Tree Experts.
3. The Board also reviewed Bartlett Tree Experts' bug treatment program at a cost of \$4,500. Byron moved to approve the proposal as written. Mike seconded the motion. There was no additional discussion and the motion was unanimously approved.
4. The Board discussed Bartlett Tree Experts two phase proposal to beautify the whole community, phase 2 for 2008, at a total cost of \$32,870.00. Byron moved to approve the proposal. Luella seconded the motion. There was no additional discussion. The motion carried with a majority vote. There was one abstention.

COMMITTEE REPORTS

SAFETY – Byron reported the safety committee is working on securing “Residents Only. No Trespassing” signage for gathering areas and requested authorization of additional funds for signage, etc. Jim moved to approve \$3,000 to the safety committee. Luella seconded the motion. There was no additional discussion and the motion was unanimously approved.

Byron also asked the Board to approve \$2,300 to fund security patrol by Officer Henry through the end of 2007. Jim moved to approve the request. Mike seconded the motion. There was no additional discussion and the motion was unanimously approved.

POOL – The Board reviewed revisions to the pool rules. Jim and Mike objected to the rule proposal prohibiting smoking and alcohol consumption at the pool. After extensive discussion, Byron moved to approve the proposed revisions as amended (the smoking and alcohol portion was not approved). Mike seconded the motion. There was no additional discussion and the motion to approve the additional pool rules as amended was approved.

Kerrie was tasked with contacting the pool management company to ask what the pool capacity is.

Additional Notes taken from the Executive Session Minutes were included by James Hsieh, Acting Chair of the Chapel Grove Communications Committee at the request of the BOD because of the irregular meeting conditions at the meeting.