

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board 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. 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 Management Agent
Mike Finley – President/Owner of ProCom
Gail Kramer – Recording Secretary
Rodger French – 2442 Killarney
Marion Moore – Homeowner
Eric and Cheryl Brown – Homeowners

CALL TO ORDER

Nancy called the meeting to order at 7:44 p.m.

BOARD REORGANIZATION

Nancy reported the Board met and elected members to the following officer positions:

President – Nancy Gossard
Vice President – Luella Bressler
Treasurer – Jim Frank
Secretary – Mike Miller

The group discussed liaison positions and agreed on the following assignments:

Mike – communications committee. James Hsieh is the acting chair.
Jim – parking committee
Nancy – covenants committee
Luella – pool committee
Scott Wallace – social committee
Doug Zander – landscape committee
Byron Malogrides – safety committee

APPROVAL OF MINUTES

The minutes from the October meeting were reviewed. Luella moved to approve the minutes as written. Jim seconded the motion. There was no additional discussion and the motion was approved by a majority. Jim abstained from the vote because he was not present at the meeting.

PRO COM REPORT

Kerrie Wilson provided the following management report:

1. Transfers of Ownership

- a. 907 Arkblack, Tyler and Christina Yoon - \$415,000
- b. 2399 Jostaberry, Oladipupo Adetayo Ojo and Yeside Olorade Arawole - \$417,000
- c. 1716 Macoun, Johnny and Kristine Fuller - \$906,344
- d. 1306 Rome, Michael and Cynthia Pozdol - \$655,818
- e. 1307 Rome, Jeffrey and Teresa Lampkin - \$789,139

2. Projects Completed/Underway

- a. Knabb's Tree Service – directed to proceed as of 11/14 re: removal of Jostaberry trees
- b. Strauss & Associates – engagement letter was signed on 11/7/07. CPA is scheduled for the first week of December
- c. Aztec Electric – directed to proceed on 11/14 to re-lamp all lights/install cover. (Project completed)
- d. Arkblack tot-lot installed by BGE

3. General Matters

- a. Newsletter from Seasonal Changes
- b. Bartlett Tree Expert literature

OLD BUSINESS

- 1. Byron reported he was at the temporary circle with Nestor Flores when a school bus tried to navigate it and hit a light pole. Byron said he told Nestor if the light is broken the county will be billed.
- 2. The Board discussed the re-mulching of trees by Seasonal Changes. Bartlett had de-mulched the trees and then Seasonal Changes put mulch around them again. Kerrie reported Bartlett and Seasonal Changes representatives will be meeting on site to discuss the issue.
The Board reviewed a draft letter to Winchester Homes asking them to take specific direction from Bartlett regarding tree mulching. The Board agreed the letter was fine as written.

NEW BUSINESS

Eric Brown was the winner of the random drawing for a Home Depot gift certificate. Nancy reported the gift certificates given out in the monthly drawing are donated by area businesses.

ADJOURNMENT

The meeting adjourned at 7:56 p.m.

Approved by: _____
President

Date: _____

Chapel Grove HOA Board Meeting Minutes

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Submitted via e-mail to Kerrie Wilson at ProCom on via e-mail to ProCom

Gail Kramer

Recording Secretary

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