

March 2017 Chateau Park Board Meeting Minutes

3/2/2017 @4pm at Golden Spike Realty Office

In Attendance:

Doug Yoshimira

Nancy James

Barbara Gray

Kaitlyn Linford (HOA Management)

1. Review and acceptance of January Meeting minutes.
2. Reviewed Jan-Feb operating financials.
3. Discussed options for appointing a new board member. Since there was not a quorum at the owners meeting to vote in a board member the board opted to put the board member vote to a written vote unless opposed by owners. Kaitlyn will send out a ballot to all owners and request that they vote for 1 of the following: Carol Cisney or Lois Bartlett (both were previous nominated by fellow home owners.)
4. Reviewed 2 prospective landscape bids and was notified that one more bid was on its way via email to Kaitlyn. Once received Kaitlyn will contact all board members to place their vote.
5. Went over Rules and Regulations and discussed changes to the Rental section. Kaitlyn will prepare a re-write of the rules for Board members to review and vote on at May meeting.
6. Discussed Lantern problem. Kaitlyn priced out changing out the tall lanterns and found that if we went with a lantern from Home Depot or Lowes it would cost approx. \$60-\$100 per lantern + the electrician labor. If we go through lanterns from the electrician they will be in the upwards of \$200 per lantern, plus the electrician labor. Board voted to keep having Kaitlyn explore options and monitor the lanterns and that since other repairs are taking place this year it may have to be tabled until 2018 when more funds are available.
7. Maintenance items completed: weather stripping checked on all building doors and replaced as needed. Light bulbs brought to the attention of Kaitlyn replaced, HOA shed door painted, 2356 Front Building screen door repaired, 2364 sump pump behind building was serviced.

8. Maintenance items to be completed: Add metal plate to shed #26, get bid for removal of pine trees, inspect pot hold in front of 2373, Shed 13 inspect broken faucet, 2356 hole in back door from missing trim, 2331 spring in back screen door came out-door may need to be replaced, paint railings leading to carports, Shed #34 needs numbers added to top of door. All maintenance items have been approved by Board members.
9. Property inspection: A lot of cigarette butts were found behind 1st building on North Side-letter sent to all homeowners to keep common grounds clean. Many patios are very messy, will issue letter with April Statements to start spring cleaning and get patios in clean order to avoid violations.
10. Other Discussion: Kids are leaving bikes and scooters on common area and in carport driveways. They are also not paying attention to car traffic and it is becoming very dangerous. Put out reminder to watch little ones and make sure they are picking up toys to avoid items being ran over.
11. Meeting adjourned.