

CHADWICK FARMS HOMEROWNERS ASSOCIATION

Board of Directors Meeting
Thursday January 19, 2012

Meeting called to order 7:04 pm. Martin, Lenk, Fernley, and Fleury in attendance. Porth, absent.

BOD reviewed meeting minutes from May 11, 2011 meeting, and June 2, 2011 Annual meeting. Motioned to approve, all in favor.

Financial Reports

Lenk presented and BOD reviewed paid invoices and bank statements for 2011.

Reviewed Income and Expense Summary of 2011, as well as 2012 estimated Income and Expense Summary. Reviewed financial audit perform by homeowner volunteer, no issues found. Motion to accept financial reports and audit findings from 2011 by Martin, Lenk 2nd, all in favor.

New Business

Reviewed lot 30 and 39 modification requests, previously approved by email consensus.

Discussed Lot 9 email re: fence for dogs. BOD reviewed by-laws and Martin will respond to email requesting additional information.

Summer Maintenance contract. Will request bid from Clearwater to again perform common area maintenance.

Spring clean up. Agreed to request bids to have a company perform this service this year, also discussed common area trees near lots 21 and 57. We will inspect trees planted last year for any winter damage and contact Clearwater if replacements are needed (under warranty).

Discussed and agreed to continue with crack filling of the roads as preventative maintenance.

Discussed annual Sub garage sale and agreed to continue, date TBD.

Discussed the annual Sub picnic, as well as Halloween event and the lack of participation at these events. May consider one last attempt for a summer / fall picnic based on homeowner interest.

Reimbursements / Bills

Reimbursements:

Martin, \$42.02, expenses for clean up day 2011.

Lenk, \$26.40, expense for postage for mailings.

Bills:

Beauchamps, \$1310.00, snow removal contract, 2 of 5, invoice #105210.

Guardian Tree Experts, \$250.00, Tree service at entrance, invoice # 4028.

Motion to adjure, all in favor, 8:15pm.