

CHADWICK FARMS HOMEOWNERS ASSOCIATION

Board of Directors Meeting
Tuesday, April 13, 2010

Meeting Minutes

Meeting called to order at 7:00 pm. Martin, Porth, Lenk, and Fernley in attendance. Gruenwald absent.

The BOD reviewed the meeting minutes from 10/21/2009. Lenk made motion to accept minutes, Fernley second. All were in favor.

Financial Report- Lenk

- Lenk presented the Financial Summary for October, November, and December 2009. Check 1070 on 10-21-2009 to Lenk for \$116.16, Check 1071 and 1072 to Clearwater for \$2003.25 and \$100.00 on 11-13-2009, and Check 1073 to Beauchamp for \$1,310.00 on 12-15-2009. 2009 balance is \$15,165.09
- Lenk presented Financial Summary for January, February, and March 2010. Check 1074 to Beauchamp for \$1310.00 on 1-13-2010, Check 1075 to Beauchamp for \$1310.00 on 2-21-2010, Check 1076 to State Farm for \$568.00 on 2-21-2010, *note Large deposit on 2-22-2010, and Check 1077 for \$1310.00 to Beauchamp on 3-21-2010.
- Dues Update: As of this meeting we are still waiting on 3 dues. Lenk sent 2nd notices.
- Brent Stropich and David Fleury to conduct 2009 Financial Audit
- Martin made motion to approve financials, Fernley second. All were in favor.

Old Business

- 2008 Financial Audit: Received on 10-31-2009 and done by Stropich and Fleury
- Subdivision Directory: Completed by Martin and sent out with dues notice in January.
- Private Drive signs for Goldwin Drive. Martin to look into signs near Hilton. BOD will vote on signs once we have more information regarding cost and effectiveness.

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New Business

- Lot 44 Modification request. Lenk and Martin approved
- Spring/Summer maintenance: Martin took bids from 3 vendors (Clearwater [current], Prestige, and Evergreen). BOD in favor of keeping Clearwater on for the 2010 season. Martin to let other vendors know.
- Spring Clean-up: May 1, 2010 at 8am. Martin to email association for volunteers.
- Annual Meeting: Set for June 10, 2010 at Green Oak offices.
- Summer Picnic: Set for July 17, 2010 in same location. Back-up date on 31st if weather is bad.
- Seal Coat and Crack filling: Martin and Lenk to get bid for summer seal coating and crack filling.
- Spring Reminder and Dog Issue Letter: Martin to send out letter discussing reoccurring issues that keep coming in front of the Board.
- Subdivision Sale: Martin to email for participation and Bi-annual idea. Martin to put up signs and run ads for 2010 Sub-Sale.
- Discussed Newsletter ideas
- Discussed fertilizing the common areas again in 2010.

Bills

- With no outstanding issues regarding snow removal, Lenk paid Beauchamp's final payment of \$1310.00 with Check 1078.
- Lenk reimbursement for mailings

Motion to adjourn, all in favor. 9:15pm.