

**Communities of Chastain Glen
HOA Board of Directors
Meeting Minutes**

February 18, 2021

Present: Steve Kremer Alex Berger
 Jo Ann Bachman Biraj Dhaka I
 Jennifer Mortimer

Absent: Scott Mazur John Markendorf
 Ashish Parikh

I. The meeting was called to order at 7:00 pm.

II. Congratulations to the newly elected 2021 Board. Officers were elected at a Feb. 4th meeting:

Jo Ann Bachman, Vice President
Alex Berger, Member at Large
Biraj Dhakal, Treasurer
Steve Kremer, President
John Markendorf , Member at Large
Scott Mazur, Secretary
Ashish Parikh, Member at Large

III. Jennifer reviewed the January financials. We have \$387,651 in reserves. We have collected \$134,221 in homeowner fees out of our \$160,000 budget. Late letters have not yet gone out. We are over budget in Administrative due to the election mailing and Election Buddy expenses.

Old business

Jo Ann reported on the completion of two tree removal projects with Top Tier and Jennifer reported on what remained to be done on the large Glen Lake project.

- 1) The five large pines next to the Glen pool have been removed. The pine nearest to the pool had several broken branches which could have fallen at any time into the pool deck, possibly onto residents in the pool. We had one bid of \$700 to remove the branches or \$1900 to take down

the tree, and a previous bid for \$1850 to take down one of the pines. We had a standing bid from Top Tier from last year's lake cleanup project to take down all five of the pines for \$2500, which the previous Board had voted to accept.

- 2) Tree removal in the retention pond. Following a request from the resident living next to the pond, a large tree whose branches arched over her roof was trimmed back, 3 trees who leaned on or towards her/our joint fence and her yard were cut down, as well as 2 trees who leaned towards and could fall on the front fence. We had one bid for \$1450, but accepted a second bid from Top Tier for \$800.
- 3) Jennifer reviewed what still needed to be done to finish up the Glen lake project which involves weeding and seeding and maintenance of the entire area where trees and bushes were removed around the lake, including the lake banks. Jennifer has received a bid from our landscaping company for this work. Steve noted that having McCollum to the work made sense since they would be the ones maintaining it. Alex moved we get another bid for comparison. Jo Ann seconded. Alex will take the lead in providing the scope and getting a bid from another landscaper.

New business

- 1) Jennifer brought up a request from a resident to enhance the entrance to the Commons near 3211 Claybrooke where two trees were uprooted in a storm last fall and left an unpleasant, unfinished visual. Steve asked Jo Ann to take the lead to identify a proposal for the Board to consider on how to improve the area.
- 2) Steve noted it was time to look ahead to spring flowers which are a budgeted item. Alex and Jo Ann thought we should get a competitive bid to that from our landscaping company, McCollum, realizing that the bid must include planting and maintenance. Jo Ann will take the lead.
- 3) Mulch is another budgeted item handled by our landscaping company. While discussing flowers with McCollum, Jo Ann will also go over the mulch needs for our common grounds. The Glen will not need as much, since the loads of free mulch from Top Tier last fall were distributed to many of the Glen trees and areas. However, since we did not add a second round of mulch last fall, the Enclave definitely needs a good amount and can use what, as mentioned above, would not be needed at the Glen.
- 4) Mulch for the Enclave playgrounds has been requested by residents and is definitely needed. Alex noted mulch was also needed at the Glen

playground. Playground mulch is a specialty item; Jennifer will get three bids.

The meeting was adjourned at 7:37pm

Next meeting: Thursday, March 18, 2021