

The Communities of Chastain
Board of Directors Meeting
Held in the Glen Pavilion
Thursday, June 18, 2020

MINUTES

Present: Steve Kremer	Jo Ann Bachman
Melissa Adelman	Sid Karlin
Ashish Parikh	Jennifer Mortimer
John Markendorf	
Alex Berger (by phone)	Ian Berger (by phone)

Absent: Tim Wilson

1. To meet Covid-19 distancing guidelines, our meeting was held at the Glen Pavilion.
2. President Steve Kremer called the meeting to order at 6:30 pm.
3. There were no minutes from our April call-in meeting.
4. We reviewed the May, 2020 Financial Statement. Year to date, we were under budget on Administrative Expense, Grounds & Landscaping(!), Pool upkeep, and Utilities. However, we were over on Repairs and Maintenance by \$5,983.35 (a lot of fence repair(!) and pool gate repair.) Our total income to date is \$159,147.47, only a 5.39% variance from our budgeted \$168,210.00. Gar sent out their final round of letters, collecting \$10,005.40. We agreed we would need to talk about collections with our Attorney Rebecca Grube when she would be able to attend in person. The May Financials were approved.
5. The CMA Revised Contract was signed by the President.
6. Removal of shrubs around lake. The 5 bids we received for shrub removal around the lake were reviewed and compared. Our treasurer Ian Berger made a strong recommendation that we limit our expenses on big projects we hope to undertake (lake cleanup, reserve fence redo) due to large unanticipated expenses (repair of manhole/sinkhole on common grounds below Enclave parking lot). After a good deal of discussion, Jo Ann moved and Melissa seconded we use Top Tier Trees for clean up this year of Area 1 for \$5,600. We will ask that they also open up a path in Area 2 to get to the lake repair station. The vote was 4-0, (Sid, Jo Ann, Ian and Melissa, with Steve abstaining.) Member-at-large feedback: Alex, for Top Tier; John and Ashish liked Edy's Tree Service; Tim, for VMG Tree Service.
7. Currently, our pools are cleaned twice a week. We received a bid from our pool cleaning service to clean and sanitize both pools for the additional five days of the week. However, it was decided not to pursue daily cleaning of the pools at this time.
8. Considering we have had few, if any, complaints recently on our rules for use of our pools, we decided to keep the guidelines as previously outlined to residents.
9. Cleanup along Chastain Road above where we removed the oft-crashed-into fence line was tabled until next year.

10. Following discussion of what is involved in dealing with pool access cards, Steve moved we charge \$50.00 for lost or additional (beyond the one-per-residence normal) pool cards. Sid seconded; the motion was carried. How pool card access works: Residents' pool cards will be activated about two weeks prior to the pool opening if HOA fees have been paid by May 1st. For those non-timely residents who suddenly wish to pay their fees after May 1st in order to get pool access, after they notify Jennifer they wish to pay their dues and late fees, pool access cards will be activated WITHIN ONE WEEK from payment. This late activation will cost \$10 in addition to the fee payment.
11. Our Facebook page has had some lively discussions and pointed comments recently. Alex and Melissa are working hard to keep the dialogue respectful and courteous. As to what "respectful" means, among the six members present at the meeting, we had widely different perspectives on the recent "camper" postings. Steve made a point that questions from residents about community events or issues should be referred to Jennifer, not referred to individual Board members, unless members wish to add comments from their personal perspective.
12. We have received a bid for \$4,285 to correct the drain/sinkhole situation on the common grounds below the Enclave parking lot, close to Rotherhithe. The work was approved to begin once Melissa receives a sow/contract to review.
13. We have had ongoing discussions that our Community fences are really looking worn. Steve and Sid are doing a "walk-around" of all our fence line on Friday, June 19th, and invited any Board members who wish to join them.
14. We have had a request from Nicole Akers, an Enclave resident whose property backs up to Bells Ferry Road and is furthest from Chastain Road. When Pulte built the Enclave, they stopped the Community privacy fencing along Bells Ferry at the house next to Nicole. She is now asking the Association to pay for a new fence along the back of her property, something that Pulte never did over 20 years ago, but Nicole thinks the HOA should now pay for; the timing seems to tie into the new sidewalk built recently along Bells Ferry and work done by the County behind her property. The Board does not feel that this is our responsibility. Jennifer will call her.
15. Jo Ann moved we adjourn; Ashish seconded. The meeting was adjourned at 8:12 pm.

Next meeting: July 16, 2020

