

Chesnut Village Community Association, Inc.

Board Meeting
December 6, 2022
Video Conference
5:30 PM
Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:00 PM.

Roll Call/Certification of Quorum

Board members present were Chad Henley, Kallie Hobbs, Omar Lopez, Kallie Hobbs, Nina Powell and Michael Vazquez. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Omar made a motion to approve the minutes of the September 12, 2022 Board Meeting. It was seconded by Michael and approved unanimously.

DR Horton Pending Items

Kelly reported that she had not had the opportunity to work on the punch list with DR Horton, however, she had received the name of the person that Leeland had been working with and had reached out to them. She also had the contact information for another person in the DR Horton organization that she had been working with in another community. She was given contact information for code enforcement that worked with the community on previous DR Horton non-compliance issues (Lisa McClendon)

New Business

Consideration of the 2023 Budget: The 2023 Proposed Budget was discussed at length with several changes made. Omar made a motion to approve the budget as amended with the monthly fee at \$52 per home. It was seconded by Nina and approved unanimously.

- Kelly was asked to get clarification from Skyfrog regarding the trimming of the trees/bushes along the trail.
- Kelly was asked to communicate with JSM Outdoors about the cost of concrete fines for the trail along the pond.
- Kelly was asked to obtain a price for mulching along the front of the community from Skyfrog as well as monthly irrigation checks and repairs.
- Kelly was asked to have Skyfrog trim the hedges at the entrance sign as the lighting on the sign was being blocked.

Other

Covenant Enforcement: Kelly presented the Board with a letter sequence and template example for enforcement letters. Omar made a motion to approve a CCR policy that consisted of a Friendly letter, violation letter, 15-Day Notice to Cure, Fine Notice and Fine Imposition using the letter templates provided by Kelly. It was seconded by Chad and approved unanimously. Kelly noted that fines could not be imposed on any property unless a Fine Appeals Committee was in place which consisted of at least three (3) owners not related to a Board Member. Courtney Irwin, Yiyang Liu, Kyle Kroodsma and Barbara Santevecke volunteered to be on the Fine Appeals Committee.

Owner Comments

It was reported that there was a large ant bed at the mailboxes. Chad volunteered to put some ant killer on it.

Adjournment

There being no further business, the meeting was adjourned at 7:23 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management