

CHADWICK SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
January 17, 2023

Call to Order @ 18:30

Roll Call of Members

Trisha Smith, President

Matt McCrary, Director-at-Large

Milton Uzzell, Treasurer

Marianne Carter, Vice President

Allison Duvall, Secretary

Resident's Forum

Rick Dufloq:

- Commended the newly painted stop signs & posts
- Emailed questions for board to answer (attached)

Guinn Beaver:

- In reference to the drainage updates, asked if homeowners are going to be responsible for maintaining? Board stated that letters have been sent; owners are being asked to maintain
- Noted that residents are still complaining about speeding; board acknowledged that this is still a concern but they have also researched multiple avenues in order to curb this

President's Report – Trisha Smith

1. Gate

- a. Posts estimates: Estimates were received by 2 companies to fix the leaning posts. Board voted to have H&S straighten the posts and request new quote from Duvall's Fabrication for securing the posts and adding wheels
- b. Switch to cell line estimate: Gates will need to be updated from landline phone system to cell phone line system; update will cost \$2,000 but monthly fee will decrease from \$74/mo to \$50 - \$55/ mo; will need to be done by EOY; informational discussion - no vote yet
- c. Removal options: Discussed the potential of removing the gates if maintenance costs continued to accrue (\$17,000 in last 5 years has been spent on the gates); Board would put out for a special discussion from residents in order to understand the communities opinion
- d. SA invoice: \$600 invoice from fixing the gates the last time they were broken

2. Drainage work recap: Attached

3. Entrance

- a. DOT work: DOT dug out ditch on Chadwick Acres on 1/10/2023; Next hard rainstorm the board will note how the water backs up and report back on whether this change helped to limit the impact on the mulch in the island entrance
- b. Island options - River Rock Quote from ECC: Received quote to replace mulch with river rock in Island; Discussed replacing mulch with sod only; put project on hold until we see impact of DOT clean up and discuss new quote for sod

4. Sinkhole at entrance: Working with ECC to determine cause (septic tank) and what needs to be done to fill and ensure it doesn't sink again
5. Sign painting: Trish Smith painted 21 stop signs + a few other signs; paint came from HOA storage unit; The rest of the signs will be done in phases by volunteers; Discussed adding painted stop bars on the road at stop signs
6. Road work review: H&S coming out to re-evaluate on 1/19: Meeting on 1/19 with H&S to discuss road repairs that were completed in 2022 and have not held up

Secretary's Report – Allison Duvall

1. Speed limit change: Researching how to report the speed limit change in the neighborhood to ensure it is accurately reflected on all GPS

Treasurer's Report – Milton Uzzell / Matt McCrary

1. Researching increased mailing costs
2. Requesting a comparative budget for '20, '21, '22 and annual general ledger for '22 for audit purposes

Vice-President – Marianne Carter

1. Pink tagged trees: Overhanging trees to be trimmed; ECC is taking care of looking at this
2. Flock renewal cost: \$4,000/ year
3. Discussing coordinating with other community HOAs to have a meeting a couple of times a year

Director-at-Large –

1. Sign repair: Testing how to clean the moss off of signs; sprayed signs on Bayshore with lichen/moss remover; will hopefully remove the moss without removing the paint; Signs by the water need screws to be removed and replaced; Researching CNC companies that could cut new signs

Adjourned @ 20:06

Next Board of Directors meeting: February 21st @ 6:30 pm