

CHADWICK SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
February 21, 2023

Call to Order @ 18:01 pm

Roll Call of Members

Trisha Smith, President

Marianne Carter, Vice President

Allison Duvall, Secretary

Milton Uzzell, Treasurer

Rachel Carter, Communications Director

President's Report –

Old business:

1. Recap cost of septic tank sinkhole @ entrance
 - a. Fixed early February; Final cost: \$1,944
2. Gate directory updates; gate sign changes (dog leash law); Allison taking over gate duties
 - a. Going to go through gate directory and see who is still an owner & who wants info updated
3. Google Map speed limit change requested
 - a. Contacted Google and asked to change the speed limit of neighborhood
4. Soccer goals-delivered
 - a. Were assembled week of 2/13 - painting lines on field when weather warms and stays warm
5. New meeting schedule for residents; website updates
 - a. Posted first week of February
6. Gate work/road work updates: posts reset Feb 2/21
 - a. H&S started work today (2/21); posts have been straightened and re-cemented; gates will be reset when the cement is ready; Final Cost: \$1,040
7. Street sign replacements/cost
 - a. posts: about \$20 for 7ft post
 - i. With labor cost is \$285
 - b. Street signs: \$42-\$100 per sign
 - c. Stop signs: \$35-\$100 per sign
 - i. **Board Discussion:** Not replacing anything as it breaks
 - ii. **Proposed Future Plan:** Street sign replacement included in 2024 budget; Stop signs replacement included in 2025 budget

New business:

1. Gate reinforcement/wheel quotes
 - a. **Board Approved:** To prevent this from happening in the future received a quote to add a wheel to the bottom of the gate and disperse the weight; Duvall's Fabrication - \$600
 - b. **Proposed:** Change the gate closing times in order to minimize future wear and tear
2. Board communication policy

- a. Initial plan [here](#)
 - i. **Board Approved:** Communication policy with updated autoresponder
 - b. Texting option for announcements: <https://www.experttexting.com/pricing/>
 - i. **Board Discussion:** Addressed that people weren't checking their emails but didn't want to incur the costs of texting; will reassess in 2024
 - c. Board is adding a "where does your money go" to the monthly email in order to educate homeowners on what dues are paying for
3. Center island maintenance - received quote for replacing mulch with sod
 - a. **Board approved:** Which includes moving the irrigation system, removing mulch & most plants from center entrance island, installing sod in order to reduce sunk costs in mulch that gets washed away during flooding; Quote: \$3,825
 - b. **2024 planning-** Remove pine straw from ECC contract (\$428) - Spent 20 minutes discussing whether we should spend \$428 or do it ourselves - decided to let ECC continue to spread pine straw for 2023
 - c. **2024 planning** - Contract will also have front area plants removed from it saving \$1,070 on the annual budget
 4. Crushed concrete along CSD dips by mailboxes
 - a. **Board Discussion:** Mail carrier is causing dips in front of mailboxes on CSD due to the mailbox location being so far off the road; dips will eventually cause the damage to the edge of the road leading to further road damages
 - b. **Board approved:** Send letters to residents addressing ruts
 5. Spring event?
 - a. Share the table + Easter Egg Hunt + St Patrick's Day - TBD

Secretary's Report –

Old business:

1. Dog education email
 - a. Sent email mid-Feb to homeowners to educate owners that loose dogs must be reported to the county
 - b. **Board Approved:** Adding signage around neighborhood

New business

1. 5 year plan
 - a. Will address next meeting
2. List of businesses we use to get quotes from?
 - a. HOA is working to compile a list of vendors to request quotes from for future projects

Treasurer's Report –

1. Printing annual general ledger
2. Look at collection list

Vice-President –

1. Recurring payments for dues
 - a. Premier is working on correcting wording so it clarifies that we don't have recurring payments - late fees will still be applied if recurring payments are set up and fees aren't paid in full by 3/31/2023
2. Silt Fences
 - a. Premier will be adding county requirement of silt fences to builder letter
3. Clarification about Reserves in financial documentation

- a. Board previously got rid of general reserves and merged with private road reserves

Adjourned @ 20:30

Next Board of Directors meeting: 3/21/2023