

Chenango Homeowner's Association
Minutes
April 23, 2018

The regular bi-monthly meeting of the Chenango HOA was held on February 26, 2018. Board members present were Randy Corporon, Margaret Noble, Chuck Latham and Susan Knapp. Brian Reid represented Management & Maintenance, Inc. Homeowner Ilan Waskow and Kristin Schelwat were in attendance.

Randy called the meeting to order. It was determined that a quorum of the Board was present.

MINUTES

The February 2018 minutes were reviewed and approved as presented. Latham motioned, Noble seconded; vote was unanimous. David Brundage sent Brian the changes he suggested for the notes for the special November 2017 meeting. They were approved with one spelling error (these are not official minutes, just notes summarizing the meeting).

FINANCIAL STATEMENTS

The Association ended March 2018 with \$209,066.52 in cash for the operating and reserve funds, and \$107,103.81 in Kings Point funds. The expenses for the past few months have been minimal due to most expenses being incurred in the summer months. The Association is \$25,349.23 under budget for the year to date. Most of the current savings is the administrative costs, because there has been very little legal activity for Kings Point so far this year. The second half of the dues are now owed. There are five owners that have not paid any of the dues. There are four owners with the attorney, and one that is asking for a payment arrangement due to some health issue they are facing. The financial statements were approved as presented. Knapp motioned, Latham seconded; vote was unanimous.

KINGS POINT

There was a discussion of sending out a default letter. There was communication the HOA received; if the Association does not respond in a timely manner to the City of Aurora, the Association may default on other issues. The Association needs to put them on notice. The SCP still has land use issues. They still have ponds in residential areas. Randy Corporon will talk with David Brundage once he gets back and get clarification how to proceed.

ENTRANCE LANDSCAPING

The Board reviewed the three bids for re-landscaping the center islands of both entrances. Noble motioned to approve the bid from Designs by Sundown, Knapp seconded; vote was unanimous. Brian will contact them to get on their schedule.

FENCE AND ARENA BID

The Board reviewed the bid from Century Maintenance for repairs to the horse arena and repairs to the fencing in the common area. The Board approved the bid for \$1,375.00. Latham motioned, Noble seconded; vote was unanimous.

The security reports were reviewed; there were no questions.

Ilan Waskow is working with C-DOT to address the lights at both entrances. He said when there are bad storms, they can affect the lights. The lights are supposed to be camera sensitive.

There was no comments from

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent