

**CHAPMAN FARM HOMEOWNER'S ASSOCIATION**

Minutes of the Meeting of the Board of Directors

May 29, 2007

The Board of Directors of the Chapman Farm Homeowner's Association met on May 29, 2007 at the Chapman Farm Clubhouse. The meeting was called to order at 7:20 p.m.. The Board members present were as follows:

Timothy Johnson	President
Mike Consalvi	Vice President
Mark Collins	Treasurer
Scott Davis	ProCom

The minutes of the April 24, 2007 meeting and Executive Session were reviewed and approved.

**THE PRESIDENT'S REPORT** was presented by Timothy Johnson.

1. Tim accompanied by three other homeowners attended the School Board nominating committee meeting. Two names were submitted to the Governor.
2. Tim noted that the Board rejected WCA's request to use the Chapman Farm tennis courts.
3. The proposal for the french drain behind Clark's Court has been signed and sent to C S Lawn.
4. Tim noted that the caps need to be put on the bolts on the new signs.
5. The Board has selected the picnic tables and benches from Gametime. Tim and Scott will meet to determine the exact locations. Handyman will be asked to install.

**THE TREASURER'S REPORT** was presented by Mark Collins.

- \* The General Trial Balance was reviewed and is in accordance with the budget for the fiscal year.
  - \* The cash on hand in checking for April 2007 is \$134,400.00
  - \* The cash on hand in savings is \$194,383.85
  - \* The total income for the month was \$ 631.00
  - \* The total expenses for the month were \$ 8,205.86
  - \* Leaving a loss for the month of (\$7,574.86)
  - \* The gain for the year to date is \$36,063.19
1. Mark noted that the Association is \$6,000 ahead of budget.
  2. A \$50,000 Treasury Bill is maturing soon. Tim moved to roll over this T-bill into a 13-week, two time reinvestment. Mark seconded the motion. The motion carried.

**THE GROUNDS REPORT**

1. Clarence Bryant of Trumballs Court was present and expressed interest in serving on the Grounds Committee. Mr. Bryant is also willing to help with the community newsletter.
2. Tim moved to appoint Clarence Bryant as the Chairman of the Grounds Committee. Mike seconded the motion. The motion carried.

**TRAFFIC COMMITTEE REPORT**

1. A homeowner complained about visibility when turning from Tellier Court onto Pearl. Tim notified Nestor Flores, the County Traffic Engineer regarding this. The County will address this issue directly with the Homeowner.

**SOCIAL COMMITTEE REPORT**

1. Carrie Schiedt is turning over the Social Committee responsibilities to Sarah Brice. Sarah will be running the end of school year party.
2. Tim moved to purchase a \$75 gift certificate to the Four Seasons Grille as a token of the association's appreciation for Carrie's efforts. Mark seconded the motion. The motion carried.

**THE EDUCATION COMMITTEE REPORT**

1. The results of the recent homeowner survey regarding school preferences are now available. This information will be helpful to the Education Committee members when they attend meetings. They will be better able to represent Chapman Farm.

**THE MANAGEMENT REPORT** was provided by Scott Davis.

1. No transfers of ownership as of 4/30/07.
2. Correspondence
  - a. Copies of all incoming/outgoing correspondence provided for Board review.
3. Projects / Proposals
  - a. The entrance signs are complete and have been reinstalled.
  - b. The clubhouse doors and frames have been painted.
  - c. Proposal provided for monkey bars. Board decided not to pursue at this time.
  - d. Four trees in the common area to be removed by C S Lawn.
4. Miscellaneous
  - a. A map of the community is enclosed for the Board's convenience.
  - b. Sgt. Peterson has provided his report for April 2007.
  - c. Kids stuck mulch/debris in the two door locks on the rear of the clubhouse. J&R Business Care was able to get the debris out of the back door to the main level, but a locksmith had to be called to get it out of the door to the upper level.
5. Meeting Schedule
  - June 26, 2007
  - July 31, 2007
  - August 28, 2007
  - September 25, 2007
  - October 30, 2007
  - November 27, 2007
  - December mtg TBD

**OLD BUSINESS**

1. Tim requested pricing on pavilions for the community. Tim will provide specifics so that ProCom can get pricing.

NEW BUSINESS

1. A homeowner sent a letter to the Post Master requesting corrective action regarding the mailbox pedestals. The Post Office has painted at least some of the mailboxes. The Board directed ProCom to perform an inspection and follow up with the Post Master if necessary.
2. Tim noted that Sgt. Peterson has not had a raise in two and a half years. Tim moved to increase the hourly rate of Sgt. Peterson to \$30 per hour. Mike seconded the motion. The motion carried.
3. A common area tree fell on a homeowner's fence and caused damage to the fence. ProCom noted this is not the responsibility of the Association. The Association paid to clean up the debris, but should not pay to repair the damage to the fence.
4. E-mail received from Maria Powell of 2707 Hamil's Court requesting the replacement of a tree that was removed from the area between the sidewalk and the street in front of her unit. The Board directed ProCom to get pricing to grind the stump and replace the tree.

The meeting was adjourned at 7:55 p.m. so the Board could go into Executive Session.

The next meeting is Tuesday June 26, 2007 at 7:00 p.m.

Submitted by: Kelly Fagan  
Kelly Fagan  
Recording Secretary

Approved by: Timothy Johnson 8-28-07  
Timothy Johnson  
President

Date