

# Chandler Woods Board Meeting

Thursday, Oct 16, 2024 at 7:00pm by Zoom

Attending: Board Members: Jossell Perez, Zack Dawson  
TRAC Management Team: Thomas Whisnant, Cyndi Whisnant plus 15 HOA members


**Purpose:** The meeting today was an opportunity for the HOA to hear about the proposed projects and to submit questions or concerns related to the funding needs of the pond remediation work and the establishment of a pedestrian walkway through the gravel emergency fire lane.

The meeting began with an overview of the problems with the ponds that need to be addressed along with the idea of increasing the assessment to address the proposed pathway.

## OPTIONS FOR RAISING THE FUNDS

- Funds can be raised through increased dues and/or special assessments.
- If the dues and assessments are limited to percentages described in the covenants, then a community vote with 67% approval is not required.
- If either the dues or assessment is more than this, a special vote is needed for this purpose.
- We have already spent \$12,701 on Pond Remediation that was not budgeted.
- The Assessment would pay back the money to the Reserve that was already spent and then pay for the rest of the work.
  - \$9,751 Replanting the wet ponds (part of the estimated \$25,000)
  - \$2,950 Clearing & mulching the Bio-Retention area prior to inspection (not part of the \$25,000)

**Overview**




Chandler Woods has three large stormwater devices, as required by the Town of Chapel Hill. These include the two wet ponds and the bio-retention area near the playground.

You may be surprised to learn that these devices must be maintained by the HOA and are inspected annually to be sure they are functioning properly.

This year, we passed the inspection conditionally with a number of expectations for remediation to be completed before our next inspection in April 2025.

**Projects**




The cost of the necessary remediation work totals \$25,000, and this work began this year with the replanting of the littoral shelf and work done in the bio-retention area.

So far, we have spent \$12,701 on pond work that was not budgeted for this year, and more money is needed to complete the work prior to the deadline.

If we don't do this work, the Town can require us to complete all remediation within a 60-day period or fine us until the work is complete.

**Projects**



In addition to the required pond remediation, we have heard from some community members that there is a shared desire for a pedestrian walkway other than the large gravel emergency driveway.

We looked into these costs and requirements earlier, and it seemed cost-prohibitive, especially in light of the pond expenses.

We hit on the idea of simply paving a strip down the middle of the driveway, reducing the paving costs while providing a smooth walkway that doesn't affect our impervious surface ratios.

## PLAN A: VOTING FOR A ONE-TIME SPECIAL ASSESSMENT

- If the Board wants to do both things, it will require a special vote on a one-time Special Assessment of \$558 for 62 single family homes and \$186 for the 9 townhomes.
- The vote could take place in October with the assessment due in January 2025.
- All work would need to be completed for both of these projects in 2025 according to the covenants. The remediation work has already begun and needs to be completed prior to April 2025.

## PLAN B: FUNDING THE POND REMEDIATION ONLY WITHOUT A COMMUNITY VOTE

- According to the covenants, the Board can raise dues up to 20% without community approval.
- It can also call for a limited Special Assessment up to 10% of the Budget's expenses without a vote.
- By increasing dues by 20% in 2025 ( $\$288 \times 4 \times 62 = \$71,424 / + \$384 \times 9 = \$3,456 = \$74,880$ ). This is \$12,480 over 2024 Budget Income.
- If we immediately call for a limited assessment this year of \$6,240 (roughly \$100 per household) and did this again in 2025 for \$7,488 (roughly \$120 per household) you could net another \$13,728.
- Added to the additional dues income, this would give you **\$26,208** which would be enough to cover the pond remediation without going through a 67% community vote for approval.

## TOWN HALL FORUM

### Questions raised by members of the community included:

1. Since this community is not that old, why is there the need for this amount of remediation?  
Answer: It appears to be several things going on.
2. Why shouldn't the developer be held responsible for any pond deficiencies if it wasn't built correctly?

### Projects

#### BREAKOUT OF COSTS FOR BOTH PROJECTS

- \$25,000 Pond remediation
- \$7,262 Paving the asphalt greenway/path
- \$2,500 Engineer to create walkway plan
- \$1,500 Town & Fire Dept Permitting of the walkway

**TOTAL ESTIMATE OF COSTS: \$36,262**

### Funding

#### PLAN A:

We could raise funds for both projects in a Special One-Time Assessment of \$558 for each single-family home and \$186 for each of the nine townhomes

2025  
One-Time Special  
Assessment for  
SF Homes  
\$558

*This option requires a vote of the  
community with 67% approval*

2025  
One-Time Special  
Assessment for  
Townhomes  
\$186

### Funding

#### PLAN B:

**FUNDING THE POND REMEDIATION ONLY  
WITH TWO SMALL ASSESSMENTS AND A DUES  
INCREASE IN 2025**

This would raise \$26,208 to cover ponds

2024  
First Limited  
Assessment  
\$100

+

2025  
Second Limited  
Assessment  
\$120

+

2025  
Dues Increase  
SF Homes \$280  
Quarterly  
Townhomes \$384  
Annual

3. What kind of guarantee is on the plants that they will live?
4. Who is going to take care of the plants to ensure that we don't have to replant them again?
5. Who are the pond management people? Why didn't they prevent the need for this work?
6. Can we get experts to evaluate the pond plants from NC State Agricultural School?
7. What exactly needs to be fixed?