

2025 Board Meeting of the Chandler Woods Homeowners Association

September 18, 2025 via ZOOM

MEETING MINUTES

Attending:

Board: *Josmell Perez, Melvin Green III, Zach Dawson*

Management: *Tom Whisnant, Cyndi Whisnant*

The board reviewed financial updates and discussed transferring funds to a money market account while addressing an unexpected stormwater fee. They evaluated various options for improving pathways and parking areas, including gravel work and potential sidewalk installation, while considering community input and long-term planning. The group also covered recent maintenance activities, tree ownership concerns, and plans for community events, with discussions about budgeting for future improvements and social gatherings.

- TRAC to resend the gravel quotes to the board members.
- TRAC to get updated quotes for paving the fire lane with asphalt, including permitting costs.
- TRAC to check with the town if a 4-foot sidewalk could be placed along the side of the fire lane instead of down the middle.
- TRAC to draft a plan for presenting the gravel/paving options to the community.
- TRAC to check if homeowners are allowed to replace town trees at their own cost.
- TRAC to follow up with the homeowner at 112 Valley View about parking in front of the fire hydrant.
- TRAC to investigate the parking arrangement for townhomes and review the conditional use permit documentation.
- TRAC to look into the complaint about a floodlight from a house pointing at townhomes.
- Board to consider including a budget for community social events in next year's budget.
- Board to prepare for the annual meeting in February, including inviting the townhome board.

Financial Updates and Project Progress

The meeting focused on financial updates and project progress. TRAC reported a surplus in the operating account and recommended transferring \$5,000-\$10,000 to a money market account. The group agreed to this move. TRAC also discussed an unexpected \$795 annual fee from the Town of Chapel Hill for reviewing stormwater plans. The group reviewed estimates for adding smaller gravel to the existing gravel drive, which was a follow-up to addressing concerns raised by a resident about Ramirez Landscaping. Tom noted that Ramirez's attitude had improved after he listened to her concerns and met with her.

Walking Path Improvement Cost Discussion

TRAC presented cost estimates for improving a walking path, with options ranging from \$3,000 to \$4,100, and explained that gravel work would create a suitable base for future sidewalk installation. Zack asked if community voting was required and suggested obtaining a quote for the entire sidewalk project to ensure the gravel work would be useful, noting the significant cost difference between gravel and asphalt sidewalk options. Tom confirmed that asphalt sidewalk quotes were around \$10,000 to \$12,000, and the group discussed the long-term benefits of preparing the base for future improvements.

Pathway Installation Budget Discussion

The group discussed installing a pathway/sidewalk using the available budget of \$70,000, with Tom suggesting they could pave a 4-foot wide strip in the middle of the gravel driveway for \$10,000-12,000. Tom noted that while concrete would require additional permits and stormwater calculations, asphalt could be installed without violating impervious surface ratios. The group agreed to consult with the community about the project, with Zack suggesting they could gauge support for paving the path next fall.

Fire Lane Surface Improvement Options

The group discussed options for improving the fire lane surface, with Zack suggesting getting quotes for both gravel (\$3,000-4,100) and paving (\$12,000) to avoid complaints about spending. Tom agreed to check if the 4-foot strip could be placed as a sidewalk along the fence to address concerns about aesthetics and sand displacement. The team will obtain updated cost estimates for paving and permits, and Tom will resend the gravel quotes to Josmell and Melvin, who hadn't seen them. Melvin expressed support for improving the surface, noting that asphalt prices are increasing over time.

HOA Maintenance and Tree Discussion

The board reviewed recent maintenance activities including garden mulch installation, pond clearing, and tree work. They discussed a survey about the garden and gathering space, with Tom proposing to include survey results in the fall newsletter. The board learned that trees along the roadway are town-owned, not HOA trees, though some residents are unhappy with the town's tree trimming approach. They agreed to schedule the annual meeting in February, after the holidays, and to investigate whether residents can replace their own trees at their own cost.

Parking and Property Concerns

The board discussed parking issues, particularly regarding a homeowner's complaint about a vehicle parked on a fire hydrant at 112 Valley View. Tom advised documenting the problem with photos and suggested following up with the vehicle's owner. The group also addressed concerns about townhouse parking arrangements, with Josmell questioning the legality of the current setup. Tom

agreed to look into the townhouse parking situation, while Melvin warned of potential political obstacles due to a townhome resident's connection to a state representative. Finally, the board noted a problem with a floodlight that shines into townhouses and agreed to investigate the issue.

Community Events and Garden Improvements

The group discussed organizing community social events and improvements to the garden space. Tom suggested budgeting \$500-\$1000 for community events in the next budget cycle, with funds potentially rolling over if not used. Zack mentioned discussing quality of life improvements for the garden space at the year-end meeting, including covered picnic tables and a grill. The group agreed to publish these ideas in the newsletter for community input.