

2024 Chandler Woods Homeowners Association Board Meeting

First Quarter Meeting

Held on Monday, April 21, 2024 via ZOOM

MEETING MINUTES

Call to Order, Introduction and Welcome

- The meeting was called to order at 5pm by Cyndi Whisnant, Community Manager of TRAC Management. This included all board members present: Josmell Perez, President, and Melvin Green, III, Treasurer. Also attending was Caroline Karras of Community Home Trust representing the Townhomes in the community. She is a temporary replacement until Felicia Stroud's position has been filled.

Financials

- Cyndi Whisnant gave an update on the financial state of the community. The community is on-track with their finances. There have not been any large or unexpected expenses in the first quarter. The first of these occurs in April with the remediation of the bio-retention area prior to the April inspection of the stormwater devices.
- The costs related to the stormwater ponds which may require remediation after their inspection in April are still a big unknown. Estimates for plants could be as much as \$10,000. Once the inspection has been completed, Chandler Woods will have 90 days to complete the necessary remediation through Triangle Ponds.

Election of Officers

- No applications had been submitted for the election of a third board member to replace outgoing member Nate Goetz. The Board will continue to prospect for a third member. The board and TRAC will develop a job description for the board to help take away some of the mystery or fear of serving on the board. This will be added to the website and emailed to the community using the list-serv.

Future Project/Possible Special Assessment

- No further work has been done regarding the walkway. We are waiting to see what is needed for the pond remediation which is a required expense for the community.

Social Ideas

- We discussed having a community Yard Sale in May, 2024. Melvin is going to put a poll on the facebook page to determine the best Saturday for this. We may want to include an ice cream truck for this event.

- In the past, there has been discussion of a Yard of the Month contest.
- We discussed the ideas of having a Block Party, or competition for Halloween or Christmas decorating.
- Josmell suggested having a professional photographer come to take family photos. We will post a notice to the facebook site to see if there is a photographer in Chandler Woods who would like to do this. If not, Melvin knows some photographers who may be interested.

The next board meeting time was not determined yet but may need to happen once we have the inspection report for the Stormwater Ponds.

Closing