

2025 Annual Homeowners Meeting of the Chandler Woods Homeowners Association

Held on February 27, 2025 via ZOOM

MEETING MINUTES

Call to Order, Introduction and Welcome

- The meeting was called to order at 7pm by Thomas and Cyndi Whisnant of TRAC Management and the Chandler Woods Board. Attendees included: Josmell Perez, Melvin Green, Zach Dawson, Ricardo Castro, Josh Chen, Lauren Nichols, Hannah Coletti, Susan Chen, Eric Smiley, Kelsey Johnson, Yohei Hisada, Brian Duffy, Russell Coletto. Qing Sunny Hao, Matt and Jessica Boyer, Theron & Ceceilia Carr.

Manager's Updates

- Created a new community website
- Worked with inspectors and Triangle Ponds to address Stormwater remediation
- Explored the idea of getting the gravel road paved or smoothed with additional gravel to make it more walkable
- Created a newsletter in the Spring and Fall
- Surveyed the community about the funding of the ponds and road project
- Assisted with organizing and promoting the community Yard Sale
- Replaced emergency barrier on the gravel drive/fire entrance
- Worked with landscaper and pond management people to determine areas of landscaping responsibility
- Updated garden plot assignments. Currently one opening for those interested.

Introduction of Board Candidates & Election

- Zach Dawson elected to the Board of Directors. Melvin Green and Josmell Perez will continue on the board. No other candidates came forward.

Financials

- Mr. Whisnant gave an update on the financial state of the community. A Budget vs Actuals for 2024 and draft 2025 budget were shared.
- Current bank balances (Operating: \$65,350.25/Reserves \$5,072.10) Total = \$70,422.35
- A \$100 limited assessment as invoiced last fall for Stormwater remediation
- A second limited assessment of \$120 will be invoiced in March for the remainder of the funds need for the Stormwater work.

Q & A

- Brian Duffy discussed increasing community involvement in the landscaping. He proposed planting a tree and the idea of having a children's garden area to plant flowers.
- Others asked if neighbors could help with the pond plantings that would be needed as part of the remediation.
- Josmell Perez talked about having an ice cream truck as part of a yard sale or other neighborhood gathering.
- General questions related to the stormwater repairs and the role of the pond management company. The reports related to all of this can be found on the community website.

Closing