

2025 Board Meeting of the Chandler Woods Homeowners Association

Held at 8:30am Tuesday, May 13, 2025 via ZOOM

MEETING MINUTES

Attending:

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

Management: *Tom Whisnant, Cyndi Whisnant*

Community Financial Status and Pond Proposal

Tom, Melvin, and Josmell discussed the community's financial status, with a total bank balance of \$82,105 and no unexpected expenses. The community is on track with their budget vs actual expenses. They also discussed the stormwater assessment and the revised proposal for the Triangle Pond, which was approved. The team agreed to approve the estimate from Ramirez for clearing a pathway between the playground and Pond 2 for an extra \$100 per month.

Reimbursement for Unauthorized Tree Planting

The board discusses the recent incident involving a homeowner planting a tree without proper authorization. They agree to reimburse the homeowner only for the cost of the tree, not for his labor or other expenses. The board plans to move the tree to a new location for \$250. They emphasize the need to communicate clear protocols for making changes to shared spaces in the future. The board also discussed the need to clarify the garden manager's role.

Sick Tree at 300 Abbot

Tom suggested trimming the sick trees and possibly replanting in the fall, and replacing the maples with smaller caliper trees to avoid future issues. Melvin suggested consulting an arborist for advice on treating the trees' blight. The board voted to contact an arborist to evaluate this tree and others that seem to have the similar blight. TRAC will communicate this plan to the homeowner.

Tree and Sidewalk Maintenance Responsibility

Tom, Cyndi, Zack, and Josmell discussed the responsibility for maintaining trees and sidewalks in their community. They agreed to double-check the community documents to clarify who is responsible for the upkeep. They also discussed the potential implications of assuming responsibility for the trees if they start taking care of them. Tom mentioned that he would look into the bylaws and send relevant information to Zack and Josmell. Zack agreed to get advice and consider long-term planning for planting smaller, less intrusive trees, with the need for community input on the types of trees to plant.

Landscaping Projects and Maintenance Plans

Cyndi presented plans and quotes for landscaping projects, including tree evaluation and clearing areas around the pond and fence. The group agrees to hire Ramirez to maintain the area from the playground to the pond for \$100 per month, deferring a larger one-time cost. They also approve cutting back wisteria that is overtaking trees along Valley View. Josmell suggests incorporating regular maintenance of problematic

areas into the annual landscaping contract to prevent future overgrowth issues. Cyndi agrees and mentions she is creating detailed landscaping maps to track these areas and their maintenance needs.

Community Area Improvements and Maintenance

Tom discussed potential improvements to the community area, including replacing the garden gate with wooden gates, researching options at Lowe's, and considering a small gravel path to make the current gravel drive more walkable at a reduced cost. TRAC will get quotes for the Board to consider.

Landscaping Projects and Community Engagement

The board approves several landscaping projects, including mulching, clearing the pond path, tree work, wisteria maintenance, and fence line clearing. They discuss creating a survey for community input on future uses of the gathering area, which will be linked to a web page with a diagram. The board also plans to create a spring newsletter to inform residents about upcoming projects, community garden rules, and bylaws regarding common area modifications. They consider organizing summer social events, such as an ice cream social, to welcome new residents and foster community engagement.

Addressing Non-Compliant Homeowners and Landscaping

Tom and Melvin discussed the ongoing issues with a homeowner who has not complied with the association's bylaws. They considered taking legal action and imposing fines but decided to give the homeowner a week to comply.

ACTION ITEMS

- Triangle Pond approved proposal will be sent to them to begin work.
- TRAC to check bylaws regarding tree responsibility and send GIS map to board members.
- TRAC to inform Claire that an arborist will evaluate the trees before any action is taken.
- TRAC to create a survey and diagram for community input on the gathering space.
- TRAC to draft a spring newsletter including community garden roles, bylaws reminder, and recap of planned landscaping projects.
- Josmell and Melvin to suggest dates for a summer ice cream social event.
- TRAC to send a notice to 124 giving them 7 days to remove the fence and solar lights.
- TRAC to meet with Ramirez on-site to get a plan and quote for maintaining the brush on Merlin Street.
- TRAC to draft the newsletter and send to board for review.