

Chesterfield Homeowners Association
Minutes for Sept 24, 2007 Quarterly Board Meeting at Messenger Library

Attended: Randy, Brian, Eric, Chris, 2 homeowners

Absent: Jim Biggs

- Approval of June minutes. - passed and seconded (Randy/Brian)
- Presidents report - None, Jim not in attendance
- Treasurers report - \$22K in delinquencies, Baum resent letters of overdo assessments - two weeks to pay or collections. \$63K in bank.
- \$9K bank account found at Harris.
- Old business - bills- outstanding billing to legal team Fosco etc ..\$2900. Two bills are being challenged by Brian as addresses don't match up to our community. Others are legit.
- Chris proposed that our community may be able to impose liens for homeowners in delinquency from assessment payments.
- Motion to limit legal delinquency letters to 50% of the outstanding bill, or up to \$500 maximum. Proposed by Eric, seconded by Randy. Brian and Chris in agreement.
- Interest rate delinquency charges are not possible.
- Pizzo and Associates. - still in arrears with billing to them (\$6,300). We are refusing to pay as billing is not per contract/work was not done. They are threatening to lien.
- Brian will have Baum draft a letter to Pizzo requesting their presence at the next Board Meeting (Oct).
- Reminder - one year seat Board members expire at January meeting.
- Fence Amendment issue- rules/regs and fence amendment proposed and in place by December meeting. Finalize in October, get to owners in November. The old fence amendment is on the website. Brian to send a final draft fence amendment to board members to approve this week.
- Rules/Regs - next board meeting. Brian to ask Baum for other community best practices. Determine fine amounts.
- Irrigation system - Chris and Brian determining a contractor to do a winter shut down.
- Pond Clean up - Brian looking into pricing/ boundaries of the job.
- Speeding- speed bumps and stop signs (Eric proposed) on Pine Creek and Stewart. Randy to check into speed bumps w/ village of North Aurora.
- Speedometer is broken (advised by home owner).
- Get votes from homeowners for fence amendment at December meeting when most people attend a board meeting.