

Chestnut Hill Condominium Association
Monthly Board Meeting
May 1, 2023

The meeting was called to order by Kent Bange at 7 pm. All Board members were present, except for Barbara Caple-Hackley and Robyne McCullough. Denise Waicker, Thornhill manager, was also present. There were eleven association members in attendance.

Motion, to approve the April 3, 2023 minutes, was passed.

Treasurer's Report: As of March 31, 2023

Operating: \$744,614.05

Reserves: \$19,583.33

Total Cash: \$764,197.38

Accounts Receivable: \$9,709.05

Cash- Previous Management Co: \$79,940.58

Total Assets: \$853,847.01

Old Business:

-Door locking System: Security & Safety Technologies has not been responsive with phone calls on progress with installation. Bill Dougherty said he would give Denise a schedule tomorrow (Denise called him during the meeting).

-Pool: The 2023 pool registration packet was sent to owners. As of April 28, there were 18 units requesting pool passes. There is a limit of six pool passes per unit. AquaSafe was onsite on April 27th.

-Anode rods for hot water heaters: Denise will have a tech from Thornhill, Kent, and homeowner who requested them, to schedule a meeting together to see if rods can be installed.

-FHA Certification: No update. Board requested that Denise contact CondoApprovals to find out why there is no progress.

-Hall carpet repairs: Liz gave Denise the list of repairs needed. Kent gave Denise the contact information for A&B Flooring.

-Graffiti on back of 207 Erin- Denise gave an estimate from Check Sammy for \$1250, which the Board feels is too high. We requested other estimates.

-103 Fitz mailbox issue: Board requested that Denise get Thornhill maintenance to replace missing mailbox cover with one that is in the pool office. If not, this should be done by the post office.

-201 Cork, T2 reseeding: BHK was contacted for a proposal, no response

-Graffiti on recycle bins at Erin and Cork: Barbara's husband spray painted over it.

Owner's Forum:

-201 Erin, T3- Water under kitchen cabinet sink- Denise will have it checked.

-205 Erin, 203- Needs patch repair from lead inspection. Denise will contact Katie to schedule a repair

-202 Erin, T2- Restoration by Batista not completed. Thornhill maintenance will do it.

-207 Erin, T3- Cracks in patio

New Business:

-Two units were sent **Violation letters**- 204 Cork, 203 for marijuana smell, 202 Erin, T4- disruptive renters

-**201 Erin, T2**- Issues with mold and restoration from a leak from washing machine. Only water damage was identified by mold inspection. No sign of an active leak. This happened one month ago. We do not know the source of the leak. No additional action at this time.

-**Community walk**: Denise will look for violations soon. Liz volunteered to do it with her.

-**Brody monthly inspections**: This is done the fourth Monday of each month. No issues.

Meeting was adjourned at 7:30 pm.