

**CHADBURY VILLAGE HOA
ANNUAL MEETING
OCTOBER 23, 2019**

Meeting Start: 7:10pm

Meeting End: 8:00pm

Location: Sena Cafe

Welcome and Introduction of HOA Board Members

Carol King (Treasurer), Sara Siegel (Secretary), Joyce Hanclosky, Jim Vearil, Kimberly Byrd, Theresa Owens, Sheila Winett (absent)

Community Representative - Larry Rice would like your support for a reduction in speed limit along Six Mile Road, will have a petition for signatures.

Notes: Larry has lived on Six Mile Road for 5 years. There are over 740 homes along Six Mile Road between 17 and Oyster Point. Feel 40 mph excessive based on the amount of traffic. There are 3 different speed limits today along Six Mile - 35 to 40 to 35 mph. The department of transportation controls speed limits and the police department has a liaison with the department of transportation. Larry is working to gain signatures to petition to lower the speed along Six Mile Road, and had 38 signatures prior to our Chadbury Village HOA meeting. 5 animals killed accidentally on Six Mile Road within the last year.

Question: Does dropping the speed limit to 35 mph or less make it a golf cart freeway?

Larry: that's up to your local police. No guarantee it would not allow golf carts.

Question: In terms of the extension of Sweetgrass parkway, they are thinking of extending sweetgrass all the way to the school. Is there interest/ability to have official pedestrian crosswalks at the intersection?

Larry: Yes, they are pushing to get that done and have speed bumps added and/or flashing blue lights.

If you wish to contact either the traffic liaisons or Larry, please see below.

Police station: 843-884-4176 and ask for traffic division, Sargent Johnson and Herring.

Larry: 843-200-2143

If you wish to add your name to the petition, please write your name and subdivision name to be valid.

New Owners Introduction

Review of Treasurers Report (Income/Expenses to-date 2019)

Carol King will present the Treasurer's Report. YTD the HOA has received \$26,565 in dues and fees. This is a substantial increase in revenue compared to 2018 (\$21,716). Six owners currently in arrears, totaling (\$2,321), one house has a pending contract.

The outstanding lien has been paid by the homeowner.

Notes: Collected \$26,565 in 2019, up from \$21,716 collected in 2018. Majority was from the Moore house HOA dues payment.

Currently we have 5 members of our community that have not paid our dues. 1 of these owners is in the process of paying dues this week.

Update on past year

7 homes sold in 2019 (3 currently for sale)

The home sold for the highest price in 2019, was \$400,000

HOA Board Projects completed in 2019

New Chadbury Village HOA website has been created, (currently working on a homeowners portal), please check it out at: chadburyvillage.com. Realtors can directly contact Treasurer at: hoa@chadburyvillage.com

Notes: The physical HOA mailing address has been added to the website.

The painting of the fence along Six Mile Road has been completed. HOA Board has a bid to repair the fence by the Waterworks, replacing the gate, fixing pickets and painting that area

Notes: The picket fence has another 5-7 years of life, but gate has to be replaced now to be functional. Plan is to repair and then paint.

The Mail Box is in the process of being renovated and repainted

Notes: They are painting now, and a new roof will be put on. Will be another 2 weeks before it will be completed.

HOA Board establishing a new Architectural Review Board; current members, Kimberly Byrd, Sara Siegel, third member to be elected at Annual Meeting.

Notes: Chris Moon volunteered to be the 3rd member.

Home by the Mail Box has been renovated, improving our Community

Pending Projects - A Big Thank You - to folks who have assisted the HOA

Assistance with repairing broken pickets (7 or 8) around the Waterworks Fence. HOA will pay all expenses

Power washing, repair pickets and painting fence along Kennison Lane. HOA Board asking for volunteers to assist in this project.

Election two positions

Additional homeowner to join the Architectural Review Board

Notes: Confirmed Chris Moon will join the Architectural Review Board.

Other Comments and Community Concerns

COMMUNITY ASKS:

1. Online payment option for HOA dues: Strong interest in online payment options to pay HOA dues, even if it has a small fee with it. Ideas offered such as Venmo, Bill.com. HOA to call HOA bank Wells Fargo to discuss online payment options.

OPEN QUESTIONS:

1. Tall trees at the back of the neighborhood in the HOA property along the backside of Kennison Lane. Curious if HOA insurance would cover any damage if one of the HOA property trees fell on a house.
 - a. Carol King confirmed yes - we have HOA insurance for that reason.
 - b. Chris Moon happy with tree removal company he hired to remove the downed tree that fell in his yard after Hurricane Dorian.