

Chestnut Hill Condominium Association  
Monthly Board Meeting  
June 5, 2023

The meeting was called to order by Kent Bange at 7:10 pm. All Board members were present, as well as Denise Waicker, Thornhill manager. There were thirteen association members in attendance.

**Motion**, to approve the May 1, 2023 minutes, was passed.

Treasurer's Report: As of March 30, 2023

*Operating: \$133,326.18*

*Reserves: \$639,166.66*

*Owed from RRG: \$79,940.58*

*Total: \$862,142.47*

Motions: **Motion**, by Bonnie, seconded by Robyne, and approved, Chesapeake Property Services proposal for gutter cleaning, scheduled for June 29<sup>th</sup>, 2023 for \$1699.00.

Old Business:

**-Security and Safety Technologies/ Locked doors:** Four buildings on Erin Way are completed. 201 Erin's phone line is not hooked up- Verizon will repair on June 7<sup>th</sup>.

**-Pool:** Denise will contact AquaSafe to get an update on pool repairs. Opening went smoothly.

**-FHA Certification:** Condo Approvals was paid \$850 by RRG. Denise was given the contact information from the 2019 recertification to determine the cause for the delay.

**-Graffiti** on the back of 207 Erin was removed.

**-CNH sign** on Mardan was repaired.

**-Hall carpet repair:** Denise has contacted A&B Flooring, but no one has responded. Robyne may have contact information and will forward it to Denise.

**-Mailbox repair** at 103 Fitz: Denise will contact owners of 201 and 203 to repair locks on their mailboxes.

**-107 Fitz, T4-** Wall was repaired from lead testing.

**-201 Erin, T3** leak: Leak under the sink was repaired; service ticket was issued for closing the hole.

**-201 Erin, T1** damage from a shower leak in #101. Owner of 101 wanted to repair the damage. Thornhill will make the repair.

**-Reserves:** Denise will contact Strauss to determine how much was borrowed from the Reserves to pay for operating expenses. Board will postpone any decision to transfer money to a money market.

Owner's Forum:

-107 Fitz, 103- Complaint that residents are the cause of excessive noise; police have been called. Denise will send a violation letter to the owner.

Page two- 6.5.23 CNH Minutes

-107 Fitz, T4- Kids are loitering in the hallway, doesn't know the unit. Suggestion was made to put a sign in the hallway about loitering.

New Business:

-**Jetting the sewer lines:** Board needs further clarification on Knott's proposal.

-**Exterminator:** Board asked Denise to get proposals for a new company. Board decided that non-resident owners need to pay for services.

-**Violation letters-** 22 letters were sent out after the property walk by Denise and Liz.

-**Tracking rental units:** Denise is updating the rentals through several methods.

Meeting was adjourned at 7:45 pm.