

Chestnut Hill Condominium Association
Monthly Board Meeting
February 5, 2024

The meeting was called to order by Kent Bange, President, at 7:00 pm. All Board members were present: Cheryl Bobbitt, Barbara Caple-Hackley, Bonnie Cohen, Robyne McCullough, and Elizabeth Radebaugh, as well as Denise Waicker, Thornhill manager. There were six association members in attendance.

Motion, to approve the January 2, 2024 minutes, was passed.

Treasurer's Report: As of February 5, 2024

Operating: \$136,975.15

Reserves: \$963,678.77

Total: \$1,100,653.92

Fireplace Inspection Hearings: None of the owners showed up. They were:

200 Erin- 203- United Management

201 Erin-201- Michael Rouzer

105 Fitz- 203- Mark Headley

Each unit will be fined \$50 a month until they submit a passed inspection report.

Motions:

-Approved, **Master Insurance** proposal by Schoenfeld Insurance Associates, from Travelers Insurance (Property, General &* Umbrella Liability, D&O) and The Hartford (Fidelity Bond) for \$85,259.00. Expires Feb. 27, 2025

-Approved, by email on 1.23.24, Contract Extension Addendum from AquaSafe Pool Management, for the 2024 **pool** season (\$25,298), 2025 season (\$26,194) and the 2026 season (\$28,294).

Old Business:

-**Clubhouse base board repairs** are completed.

-Request that owners identify their **ring cameras**: Denise sent an email to all owners.

-Update **Rules and Regulations**: Board will start the process this month.

-107 Fitz outside **mat replacement**: Someone repaired it, does not need replacement. We have extra ones in the condo office.

-**Knott Sewer cleanout** (main line jetting): Board signed a contract for twice a year, for June and December, 2024 and 2025 for \$2300 (at July 3rd, 2023 meeting). Contract expires 5.31.26.

-Removal of **8 Poplar trees** near 205 Erin: Two proposals- BHK (\$9,265) and A & A Trees (\$8000). Board postponed decision.

-**Anode rods on hot water heaters**: Completed

Owner's Forum:

- 202 Erin, T4- Car is inoperable and is parked in the overflow area.
- 205 Erin, 104- Mouse issue, Denise will email Brody
- 201 Cork Utility door- Someone continues to unlock the door.

New Business:

- Marijuana smell** in hallways: Board is waiting for our lawyer's advice.
- Asphalt Assessment:** Last time it was done was in the fall of 2020 by Mid-Atlantic. Can we do another sealcoat to extend the life of parking lots?
- BHK proposal:** Budget 1-2 days a season for a prune crew (\$2280 a day) as preventive maintenance to address tree care. Board postponed decision.

Meeting was adjourned at 7:33 pm.