

Chestnut Hill Condominium Association
Monthly Board Meeting
April 1, 2024

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

Motion, to approve the March 4, 2024 minutes, was passed.

Treasurer's Report: As of 4.1.24

Operating: \$95,191.37

Reserves: \$970,662.50

Total: \$1,065,853.84

Motions: Board approved, by email on 3.18.24, AquaSafe's proposal to replace the wading pool motor for \$1985.

Old Business:

-Pool: Repairs have been completed. Bonnie will contact Denise about the opening checklist materials. Packet to owners with rules will be sent soon. "Access Granted Systems" has initiated the pool pass process online. Opening is set for Sat, May 25th.

--Asphalt/Concrete Assessment: Denise met with A & M Remodeling on 3.12.24 and is waiting for an estimate.

-Rules and Regulations update: Board finalized changes, along with updated Architectural Rules, and will send a copy to Denise to mail/email to all owners. Denise explained that Thornhill does not have the ability to send it to tenants, so owners will have to share with their tenants.

Owner's Forum:

Request was made that all latches be removed from the front doors of the buildings. Several doors have remained opened by residents and can compromise the security of the building.

New Business:

-101 Fitz, T1- Board suggested using A & B Flooring systems, which did our hallways. Denise is trying to find another proposal (estimate is \$8238).

-205 Erin, T4: MD Restoration has submitted an invoice for work done in Feb, 2023. Kent sent the original request for service to Denise to investigate this charge.

-Exterminator: Board gave Denise information to get a proposal from Weir Pest Services.

Meeting was adjourned at 7:17 pm.