

12 Jan 2012

Chapel Park HOA Meeting

The meeting opened with a budget analysis for fiscal year 2011. The streetlamps will be turned over to the county to cover operating expenses. Currently there are two lights out, if there are any others please let Allen know via the website.

Plans are in the works for collection of delinquent debt. For the most part it is a waiting game for the courts; some people are just harder to get a hold of than others. We are trying to get people to make payments. The attorney will not charge a retainer; instead they will simply use a flat rate for letters and other services. Phone calls will still be free from Associa and the board to answer any questions they might have. They also might be able to attend a meeting to answer questions and discuss the progress they are making with the whole neighborhood.

The end of the median will be paved over with a quote from Tidewater to allow for easier truck access and to preserve the grass next to the entrance. This should prevent damage to the grass along the road at the entrance.

Allen is going to investigate the possibility of an engineering firm to analyze the base of the pool to determine if the pool is worth fixing or if it will turn into a money pit. The Board will consider the input of the villages and try to get a long term solution. It was decided that a plan to fix the crack with epoxy is the best solution as well as a cost efficient one, however if the base of the pool is bad, then more cracks will form. Since the largest portion of the quote was refinishing the pool surface after repair, it would add little to the cost to fix core sample holes as well. This way, we would know if the crack and leak are isolated, or if they will come back at a different location.

Voting member for the larger Berwick plantation is decided to be Stephanie Cleary.

Allen will make inquiries into putting a light into the fountain bulb. Members had seen the effect in Southbridge and liked it. If it is not too cost prohibitive, then a vote will be held.