

Meeting called to order at 7:00 pm

Agenda:

President introduced the current board.

Thanked everyone for coming to the meeting

Treasurer stated we are in good financial shape and announced no increase in condo fees

Community Administrator talked about Chapman Place not having 7x24 hour service and Community Administrator is not obligated to take calls after hours, 2015 projects and upcoming 2016 projects.

Vice president announced quorum was met, introduced the candidates and moved to nominate the slate of candidates - second by unit 108.

Community update:

Linda Novelli explained the process the board went through for the by-law changes.

Gary Zimmerman talked about why the smoke detectors are not tested by Chapman Place anymore.

45 units signed in, 49 units sent in proxies

Questions & Answers:

- **Question:** What can be done about the smelly water from the well?
 - **Answer:** Only 2 unit owners called into the office with issues about the odor from the well water. There are times the chlorine pellets get stuck or run out which causes the strong odor. One time this year the motor burnt out but we had a backup so it was only down for a day or 2.
 - Action: Gary will talk with ETR to see if anything new has come along to treat the water.
- **Question:** A few questions were asked about the new by-law changes and process.
 - What was the resolution that was created?
 - **Answer:** The resolution created was to limit fine increases over time – no more than \$5 within 5 years.
 - Were there any changes made to the original mailing of the by-law changes?
 - **Answer:** No
 - Are unit owners going to get a copy of the new registered by-laws and the resolution?
 - **Answer:** Yes
 - It was asked “was my objection to the by-laws put in front of all unit owners to hear”?
 - **Answer:** No, the board cannot take every answer/objection back to the community.
- **Question:** Why the new changes to the pool rules - limit of 5 per unit and why can't there be a meeting setup to ask the community or send something out for a vote.
 - **Answer:** The board continually monitors situations at Chapman Place and makes changes based on these situations if needed. In the past we had a situation with the old rule that 16 people came to the pool representing 2 units. (9 from 1 unit and 7 from another). The pool capacity is 25 people. There are 197 units at Chapman Place and the Board felt this rule needed to be changed for the benefit of the community.
- **Question:** It was asked if there could be upgrades or changes made to the playground.
 - **Answer:** The Board is always willing to hear suggestions from unit owners. If you have ideas you should submit them to the office via email, US mail or just drop it off at the office. It will be put in the packet for the next meeting. If you would like to attend the meeting to talk about the suggestion please specify that so you can be put on the agenda.
- **Question:** Is J's Landscaping doing the snow plowing this year?
 - **Answer:** Yes, the board just extended his contract through spring of 2019.
- **Question:** What is planned for infrastructure since the budget infrastructure has a figure of \$30,000.00+
 - **Answer:** With the issue of getting paving bids we have had to shift projects around. We are not sure what will happen next year with the paving and what project will be done so the money was put in that line item.
- **Suggestion:** how to do changes in the future
 - Place where to say "NO" and send the document back
 - Each item being proposed should have a yes or no.
 - **Answer:** The board has noted the suggestions and will considered them when a project like this is to be done again.

Winners of the door prizes: \$25 gift card unit 134, 124, 143, lottery unit 19

Meeting adjourned 8:30