



# Chantarelle Homeowners Association

165 ST. JAMES DRIVE • SONOMA CA 95476

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## Board of Director's Meeting Minutes October 12, 2021

President Steve called the meeting to order at 2:00 P.M.

**Members Present** – Pat Chace, Tom Flinn, Steve Rogers, & Ron Yamato

### **Minutes-**

**Moved, seconded and passed to approve the March 16, 2021, Annual and board meeting minutes.**  
Motion passed unanimously.

**Treasurers Report-** Ron discussed the current financials

**Moved, seconded and passed to approve the August 2021 financial statements.** Motion passed unanimously.

### **Old Business:**

#### **Clubhouse Gutters -**

**Moved, Seconded and passed to approve proposal from NorCal to install gutter guards, clean the gutters and remove the moss from the roof once Tom obtains and updated proposal.** Motion passed unanimously. Updated proposal was at a cost of \$6,001.

#### **Circulation Pump –**

**Moved, Seconded and Passed to approve Apes Plumbing proposal to install water heater pump at a cost of \$975.00.** Motion passed unanimously.

**Park Benches** – It was noted that if an owner provided an easement to the Association to install a bench the Association's insurance would cover liability.

**Maintenance Board Delegates** – The Board appointed Ron and Steve to serve as Board Delegates for Maintenance with a limit of \$2500.

### **New Business:**

#### **Rec Area Electrical Work -**

**Moved, Seconded and passed to approve Bolt Electric's proposal in the amount of \$3950 for electrical work around the Rec area.** Motion passed unanimously.

#### **Roger Young Resignation -**

**Moved, Seconded and passed to approve Roger Young's resignation from the Board.** Motion passed unanimously.

**Fence Replacement -**

**Moved, Seconded and passed to approve Arbor Fence proposal for the replacement of rear shared common area fences at 153 St. James in the amount of \$2835 (cost shared equally with owner) and 159 St James in the amount of \$5557 (cost to be equally shared with owner) contingent upon receipt of second quote is not more cost effective. Motion passed unanimously**

**Air Purifiers for Clubhouse-**

**Moved, Seconded and passed to air purifiers. Motion passed unanimously.**

**Low Voltage Lights Out –** It was noted Waldron while during planting improvements will remove the old lights and replace them.

**Newsletter –** The Board reviewed the role of the Board with the newsletter.

**Landscape Improvements –**

**Moved, Seconded and passed to approve Waldron Landscape to plant the common area (includes around clubhouse entrance) at a cost of \$8800. Motion passed unanimously.**

**Adjournment –**

**Moved, seconded and passed to adjourn at 3:10 P.M.**