

Agenda
Board of Directors
Chester Creek Townhomes
April 26th, 2023

Present: Justin Veit, Jacob Powell, Brandi Cush. Representing Snow's Management was Pam Snow and Sage Cahill.

Excused: Mary Beth, Carol Condry.

Call To Order: The meeting was called to order at 5:30 pm via Zoom and in person at Brandi Cush's work office.

Minutes from the Previous Meetings: A motion was made to approve the minutes as written, the motion was seconded and carried.

October 3rd, 2022

February 7th, 2023

Reports:

Financials: February 28th, 2023 Financial report was reviewed.

New Business:

- Owner Survey
- Dues and Reserves Study: Justin Veit would like to see the association open a CD account.
- Next Winter Maintenance Planning:
 - Jacob Powell is quoting an audit to determine energy efficiency of the buildings, and suggest improvements that can help with ice dams.
 - The board is considering heat tape, insulation, and additional ventilation to prevent ice dams and will get quotes from contractors this summer.
 - The board would like pet safe ice melt to be used by the snow removal services company next year, and is going to price it out.
 - The board is also going to discuss the timing of A-team snow maintenance and see if there is any ability to reduce early morning and late night work.
- Spring Walk Through: The board will announce a walkthrough date to assess needed work once the weather permits.

General Discussion:

- The community garden will be maintained by a gardening sub-committee, and will be taking donations for supplies.
- Justin Veit noted there is an abundance of rhubarb plants around the garden and would like to let homeowners know anyone is able to harvest this for use.
- The board would like a breakdown of what the homeowners responsibilities consist of versus what the association maintains. Board is going to work with Snow's and outline a breakdown.

Newsletter Items:

- Snow's Management Emergency Contact:
If there is an emergency (for fire call 911 first) please call 907-563-8333, press 9 and follow the recorded instructions. Tiffie carries the emergency line and will return your call.
- Survey Link for homeowners- survey2023.northstarstreet.org
- Mailboxes: Need to put name labels inside mailboxes to improve delivery reliability, and suggestion of making copies of keys as re-keying is very expensive. Mary Beth mentioned she has leads on a locksmith that can copy keys as needed.
- Dog Poop Awareness Month
- Gardening Committee info

Next Meeting: The next board meeting is scheduled for August 22nd, 2023 at 5:30pm, on Zoom and in person.

Adjournment: With no further business to discuss the meeting adjourned at 6:25pm.